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JANUARY 2019/\$4.95

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**W**ith Hawaii being a key strategic location for the defense of the nation, U.S. Sen. Mazie Hirono tells us the Islands stand to reap more than \$300 million in defense-related construction projects in 2019. And that doesn't include the Army's \$2.6 billion Hawaii Infrastructure Readiness Initiative.

On the non-military front, the new year will bring many major projects, and according to our report, Honolulu's transit-oriented development program is the driving force behind many of them.



Layne Machida

In this issue, Contributing Editor Don Chapman talks story with Layne Machida, the new president of the General Contractors Association of Hawaii. Machida, who is president of Civil-Mechanical Contractor, also addresses his plans for his term as president of the GCA.

Builders are seeing more starts on high-rise projects this year. One contractor tells us, "2019 could be a real boom year."

Leaders of building associations discuss the recent rash of laws and initiatives aimed at streamlining Honolulu's building permit process.

They generally agree on one thing: the measures represent "a step in the right direction" toward helping contractors get their jobs started in a timely manner.

And be sure to see the report on workwear-makers who are finding a growing market for their jobsite apparel among women in construction. From smaller (and not pink) gloves to the DebrisProtect Bra, female builders are getting their own gear.

The \$64 million question: Will government agency awards top \$2 billion in 2018? After 11 months, agency contracts are \$63,161,339 short of that milestone. The previous record: \$1.6 billion for all of 2016. Read the contracts report inside.

And check out the 2019 Cement and Concrete Products Industry (CCPI) of Hawaii Resource Directory in this issue. 🏠

*A hui hou,*

david@tradepublishing.com



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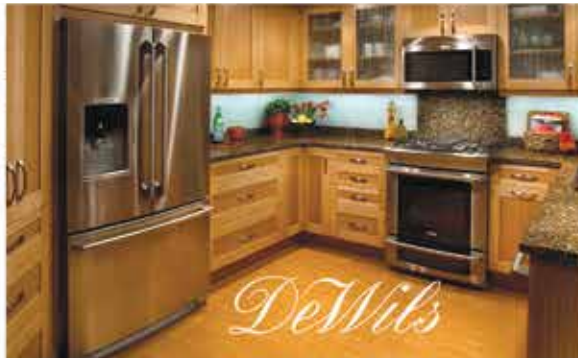
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## On the cover

Layne Machida, 2019 GCA of Hawaii president  
Photo by Nathalie Walker  
Design by Ursula A. Silva

## COMING IN FEBRUARY

*Building Industry Hawaii* reports on the winners of the annual **Hawaii's Top Roofing Projects and Awards** as selected by the Roofing Contractors Association of Hawaii. We also take a look at **Commercial Development** and go **Inside the ABC Hawaii**.

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 If you'd like your organization's event to be considered for Datebook, contact [brett@tradepublishing.com](mailto:brett@tradepublishing.com) a minimum of two months prior to your event.

## JANUARY 1

### 240 Electrical EJ Compliance Program

Electrical workers who complete this Associated Builders & Contractors Hawaii Chapter (ABC-Hawaii) 240-hour course that complies with HRS section 448E-5(b) can then be licensed by the Board of Electricians and Plumbers as a journey worker electrician to perform electrical work. To register, applicants must have credible and documented work experience of a minimum of 8,000 hours and a minimum of four years full-time or its equivalent in the trade under the supervision of a journey worker or supervision electrician.

Classes meet evenings, twice weekly, for one calendar year beginning in January. Contact Ken at 845-4887 for more information.

## JANUARY 15-17

### Construction Quality Management

The General Contractors Association of Hawaii (GCA of Hawaii), the U.S. Army Corps of Engineers, Honolulu District and the Naval Facilities Engineering Command, Pacific Division present three-day mandatory USACE and NAVFAC training/certification for appointed contractor quality control system managers (CQCSM). Valid for five years. Two employees per company per course.

Noon-4 p.m. (daily). GCA Conference Room, 1065 Ahua St. To register and for more information, go to [gcahawaii.org](http://gcahawaii.org) or contact Judee Calaro at 833-1681 ext. 14 or [judee@gcahawaii.org](mailto:judee@gcahawaii.org). Fee: GCA members \$95; nonmembers \$125.

## JANUARY 16

### 2019 Build Hawaii Awards: Early Bird Deadline

Jan. 16 is the Early Bird deadline for 2018 projects competing in the GCA of Hawaii 2019 Build Hawaii Awards, which is open to all GCA member general contractors and specialty contractors in good standing.

Download entry forms at [gcahawaii.org/awards-program](http://gcahawaii.org/awards-program), or contact

Gladys Hagemann at [gladys@gcahawaii.org](mailto:gladys@gcahawaii.org) or 833-1681 ext. 12. Mail, fax (839-4167) or drop off the \$250 entry fee and entry form only at the GCA office.

## JANUARY 17

### NAWIC General Membership Meeting: "The Past, Present and Future of Construction in Hawaii"

Denny Watts, principal at DWC Construction Advisors & Consultants, speaks about Hawaii construction at this National Association of Women in Construction dinner meeting and forum.

5 p.m. (networking); 5:30 (dinner); 6 (meeting). Nordic PLC Construction Co., 1099 Alakea St., #1600. For more information and to register, go to [nawic114@yahoo.com](mailto:nawic114@yahoo.com) or [nawic-honolulu.org](http://nawic-honolulu.org). Dinner fee \$40.

## JANUARY 18

### First Aid/CPR Class

GCA of Hawaii's Medic First Aid BasicPlus program combines adult CPR, AED and first aid training to help employers meet OSHA and other federal and state regulatory requirements. Conforms to the 2015 AHA Guidelines Update for CPR and ECC, and the 1015 AHA and ARC

Guidelines Update for First Aid.

7:30-11:30 a.m. GCA Conference Room, 1065 Ahua St. Register at [gcahawaii.org](http://gcahawaii.org) or contact Judee Calaro at 833-1681 ext. 14 or [judee@gcahawaii.org](mailto:judee@gcahawaii.org). Fee: GCA members \$85; non-members \$120.

## JANUARY 19

### 2019 RCAH Awards

Celebrate the top roofers of 2018 and their accomplishments at the Roofing Contractors Association of Hawaii (RCAH) annual industry gala.

6:30 p.m. (start); 7:30 (dinner and awards). Hale Koa Hotel, 2055 Kalia Rd. RSVP/register by January 5. To register and for more information, email [clewis@hawaiiintel.net](mailto:clewis@hawaiiintel.net) or call 537-1224. Fee: \$95 per person or \$700 for a table of 8.

## JANUARY 24

### AIA Honolulu: 2019 Kick-Off Party

Welcome the New Year with colleagues and friends, meet your 2019 industry Boards and greet newly licensed American Institute of Architects Honolulu Chapter architects at the chapter's 2019 Kick-Off Party.

Go to [aiahonolulu.org](http://aiahonolulu.org) to register and for more information.

## OSHA Disaster Training Offered by BIA-Hawaii

The Building Industry Association of Hawaii will offer a free Disaster Response & Preparedness training series in February on Oahu, Kauai, the Big Island (Kona and Hilo) and Maui (West and Central).

BIA-Hawaii provides the training series through a new \$250,000 Occupational Safety and Health Administration-awarded program funded by a Susan Harwood Training Grant.

Training will identify possible occupational health and safety hazards for workers, supervisors

and employers conducting site response and cleanup in Hawaii. Training will also identify hazards and conditions that may result from a natural disaster.

The training series is in response to recent catastrophic storms in the Pacific, and is also offered by BIA-Hawaii in Guam, Saipan, Tinian and Rota from January through March.

For more information, contact [Lesley@gwandc.com](mailto:Lesley@gwandc.com). To be notified of series' specifics, go to [biahawaii.org/disaster-response](http://biahawaii.org/disaster-response).



## JANUARY 25-27

### The Big Home Building & Remodeling Show

Sponsored by Atlas Construction, the 26th annual Building Industry Association of Hawaii (BIA-Hawaii) home and remodeling show at the Blaisdell Exhibition Hall features Hawaii's top contractors, suppliers, experts and vendors offering the latest in homebuilding for consumers and other builders.

5-9 p.m. (Friday); 9:30 a.m.-7:30 p.m. (Saturday); 9:30 a.m.-4:30 p.m. (Sunday). Blaisdell Exhibition Hall, 777 Ward Ave. Tickets sold exclusively through the Blaisdell box office 15 minutes before doors open each day. Go to [biahawaii.org](http://biahawaii.org) or contact [baj@biahawaii.org](mailto:baj@biahawaii.org) for more information. Fee: adults \$7; adult three-day pass \$10; age 60 and over \$2 on Sunday only; children under 13 free.

## JANUARY 28-FEBRUARY 1

### OSHA 5410-OS&H Standards for the Maritime Industry

Offered by BIA-Hawaii and UC-San Diego's OSHA Training Institute. Five-day course covers OSHA standards, policies and procedures in the maritime industry. Various credits available.

8 a.m.-4 p.m. (daily). BIA-Hawaii/CTC-Pacific, 94-487 Akoki St., Waipahu. Register online at [osha.ucsd.edu](http://osha.ucsd.edu) or via [oshatraining@ucsd.edu](mailto:oshatraining@ucsd.edu). For more info, go to [biahawaii.org](http://biahawaii.org), or call (800) 358-9206. Fee: \$995. No refunds after Jan. 14.

## FEBRUARY 11-14

### OSHA 511-OS&H Standards for General Industry

Offered by BIA-Hawaii and UC-San Diego's OSHA Training Institute. Four-day OSH certificate course covers the standards, policies and procedures in general industry, with a special focus on those areas cited by OSHA as the most hazardous. All materials provided on the first day of class. Various credits available.

8 a.m.-4 p.m. (daily). BIA-Hawaii/CTC-Pacific, 94-487 Akoki St., Waipahu. Register online at [osha.ucsd.edu](http://osha.ucsd.edu) or via [oshatraining@ucsd.edu](mailto:oshatraining@ucsd.edu).

## NAWIC Scholarships Deadline Feb. 28

(\$25,000 Available)

The National Association of Woman in Construction (NAWIC) will be awarding \$25,000 in 2019 scholarships through the NAWIC Founders' Scholarship Foundation. Students residing within NAWIC's Pacific Southwest

region (which includes Hawaii) are eligible. Award amounts range from \$500 to \$2,500.

Application deadline is Feb. 28. Go to [nawic.org/nawic/NFSFScholarships.asp](http://nawic.org/nawic/NFSFScholarships.asp) or [nfsf@nawic.org](mailto:nfsf@nawic.org) to download application and for more information.

For more info, go to [biahawaii.org](http://biahawaii.org), or call (800) 358-9206. Fee: \$765. No refunds after Jan. 28.

## FEBRUARY 13

### Identifying Trouble Areas in Residential Buildings & Permitting

A BIA-Hawaii workshop for seasoned and novice realtors. Two leading, licensed GCs cover basic building construction, ADUs,

permitting basics and more. Counts for four (6) DCCA 2019-2020 biennium continuing education credits.

9 a.m.-1:30 p.m. BIA-Hawaii/CTC-Pacific, 94-487 Akoki St., Waipahu. Register at [biahawaii.org](http://biahawaii.org) (unless applying for ETF funding) and contact Barbara Nishikawa at 629-7505 or [bln@biahawaii.org](mailto:bln@biahawaii.org) for information. Fee: BIA members \$100; nonmembers \$150; \$75 through available ETF funding.

## FEBRUARY 13 2019 Build Hawaii Awards: Final Deadline

Feb. 13 is the final deadline for projects completed in 2018 to compete in the GCA of Hawaii 2019 Build Hawaii Awards, which are open to all GCA member general contractors and specialty contractors in good standing. Award categories include Building Construction, Highway Construction, Specialty Construction, Residential, Subcontractor and more. Winners will be celebrated at the Awards Banquet on April 27.



Park Lane Ala Moana, GCA of Hawaii's 2018 Build Hawaii Award (Excellence) winner  
PHOTO COURTESY ALBERT C. KOBAYASHI INC.

Download entry forms at [gcahawaii.org](http://gcahawaii.org), or contact Gladys Hagemann at [gladys@gcahawaii.org](mailto:gladys@gcahawaii.org) or 833-1681 ext. 12. Submit entry packet and fees (\$350 per project) at the GCA office by 3:30 p.m.

# Lessons of '18

What I learned writing diverse pieces ranging from local construction leaders to a paragliding pilot's mud house



**W**hile jumping ahead into a new year, here's a quick glance back at a few of the things I learned from story interviews for *Building Industry Hawaii* in 2018.

In January—has it been a year already?—I wrote a column on RIM architects, which does a lot of military work, including a new operations center on the flight line at Marine Corps Base Hawaii, where F-18



John Vann

fighter jets scream into the sky. The project included, said architect **John Vann**, working with a window maker to create custom windows that have different noise-reducing properties on either side of the glass.

February brought a reminder that whether or not you “believe in climate change,” the fact is our world is getting warmer, and thus more expensive. That's why **Charlie Beeck** of Tropical Roofing and Raingutters received a thank-you letter from the board at Crescent Lane townhouses in Mililani, because the heat-reflective roof tiles Charlie's crew installed reduced indoor temperatures by 10 to 12 degrees, thus providing a significant savings in cooling costs.



Charlie Beeck

In March, I profiled the Watase family of Mark Development, which was founded with the intent of building affordable housing in Hawaii. Company President **Craig Watase** said the firm's project with Hawaiian Home Lands, Kapolei Ho'olimalima—70 single-family homes of three and four bedrooms—shows the way: “We



Craig Watase

developed a rental project for native Hawaiians using low-income tax credits and we were able to get the renters, after 15 years, to become the homeowners. ... We think it's a model of home ownership for low-income people.”

The same issue's cover subject was

**Bruce Barrett**, executive vice president of Castle & Cooke Homes Hawaii Inc.'s residential operations. Housing was also on his mind: “The hot topic today is supplying housing in general, because we as an industry haven't been producing housing in the last 20 years as we did in the previous 20—any kind of housing, from median prices that you see in the paper to affordable. That's a big part of what we're involved with and challenged with, affordable housing and how to supply that.”



Bruce Barrett

One of my favorite stories was on the mud house that Estonian competitive paraglider **Igor Merk** built for Latin jazz star



Igor Merk

**Greg Martino** on Maui. Built with 40,000 bricks they made themselves from Maui dirt, it stretches across 240 feet of hillside above Wailuku. They also laid down 10,000 feet of handmade tiling. As photos in that April issue show,



Greg Martino

the six-building modular home is not exactly a muddy hovel. Said Igor: “We're connecting the modern world to the old world.”

For that same issue I wrote the cover story on **Greg Thielen** of Complete Construction Services, who chairs BIA-Hawaii's government relations committee. His comments on the city's permitting process—along with his committee's stellar work at Honolulu Hale—seem to have paved the way for a faster permitting process announced in November: “The building permit process, which is what most single-family homes and remodels have to go through, is broken and getting worse. The time frames people are going through are staggering.” Greg also talked about the illegality of “monster homes,” and BIA's work seems to have prompted the city to act favorably on that topic as well.

In May, I profiled **Korey Mullins** of Contrack Watts, who got his start in the business as a combat engineer with the Marines. All you need to know about the difference between civilian and military engineering is in the tattoo he wears on his left bicep, showing an empty pair of boots, crossed flags and a lone rifle, the symbol of a soldier killed in action: “I was a platoon commander in the Battle of Fallujah. Lost several men, several men hurt. I wear it in memory of those fallen brothers.”

Construction is still a male-dominated field, but more women are making their marks, including **Dora Fong**, president of Honolulu Roofing. In June, I asked about her job's requisites: “Keeping a level head, because there's change upon change all day long, and being able to go back and relearn and investigate and research



Dora Fong



Korey Mullins' tattoo



Natasha Kai

and deal with so many characters ... I'm good at juggling."

Back when I was editing *MidWeek*, we did several stories on **Natasha Kai's** soccer exploits, both at the University of Hawaii and with the U.S. women's national team, with which she won an Olympic gold medal in 2008. So in July I was delighted to share her story of becoming an apprentice carpenter with JDH Construction Inc.: "It's rewarding seeing a pile of dirt become a beautiful home. Homes we finished a few months ago, people are living in. ... It's very rewarding, seeing how my hard work makes a family happy."

The cover subject that month was **Gerry Majkut**, president of Hawaiian Dredging Construction Co. Inc. The only thing better than getting a tour of Hawaiian Dredging's Kapiolani headquarters, where I had an office for 13 years when it was the News Building, was putting on



Gerry Majkut

my first set of virtual reality goggles to see how Hawaiian Dredging can virtually construct a building. "This," Majkut says, "is the future." As is artificial intelligence, in which Hawaiian Dredging is leading the way: "Even the smartest human can't compute at the speed AI can."

September cover subject **Glen Kaneshige**, president of Nordic PCL Construction Inc., was gratified to win the Association of General Contractors of America's top safety award in the building category—especially as a guy who started out as a laborer: "I have to say that when I was out there, safety was not the same as today. Safety as a whole, we've made huge strides in making the workplace safer. The Nordic PCL culture makes safety priority No. 1. All the decisions made at the jobsite need to be made with safety as a consideration. We emphasize everybody goes home the same way



Glenn Kaneshige

they arrived on the job."

For the November cover story, I profiled **Russell Young**, president of Albert C. Kobayashi Inc. He neatly summed up the most essential thing there is to know about people who work in construction: "We're problem-solvers. Every day, that's what we do, we solve problems."



Russell Young

In December, I got to know **Mike Scarfone**, who has had a hand in building some of Hawaii's most iconic structures, served as director of the city's Housing and Community Development and executive director of the Hawaii Community Development Authority, and along the way had a front-row seat for some amazing construction technology innovations: "We learned how to do high-rises quickly and efficiently ... Hawaii was the leader nationally in construction technology."

And 2019 BIA-Hawaii president **Marshall Hickox**, president/partner of Homeworks Construction, spelled out the organization's proactive strategy: "We want BIA to be more and more the voice of the industry that can shape the industry. We don't want to just offer opinions, we want to offer counsel to make changes that benefit our industry." 🏠

.....  
*Have a good story about a good person in the Hawaii building industry? Please shoot me an e-mail at don@tradepublishing.com.*

Maui house built of mud



# Government Awards Soar Above Record Levels

Government construction contracts awarded during November exceeded record levels as total volume for 2018 inched closer to the once-unthinkable \$2 billion mark.

Buoyed by the City and County of Honolulu's \$267,247,844 award to Nan Inc. for work at the Honouliuli Wastewater Treatment Plant (Phase 1B), November totals rose to \$348,756,683, up from only \$11,343,230 during the same month last year.

November volume ranked second during 2018, below May's record total of \$436,149,177—the highest for a single month during the decade.

After 11 months, government agencies have funded projects worth \$1,936,838,661, up a whopping 67 percent from \$1,156,904,588 at the same point in 2017.

Jacobsen Construction Co. Inc. landed November's second-biggest award, a \$20,614,334 project at Maui County Service Center in Kahului.

While most November contracts

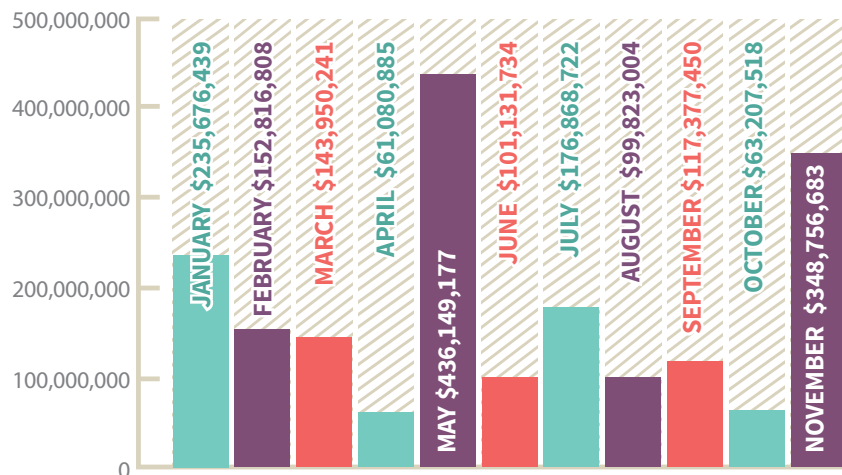
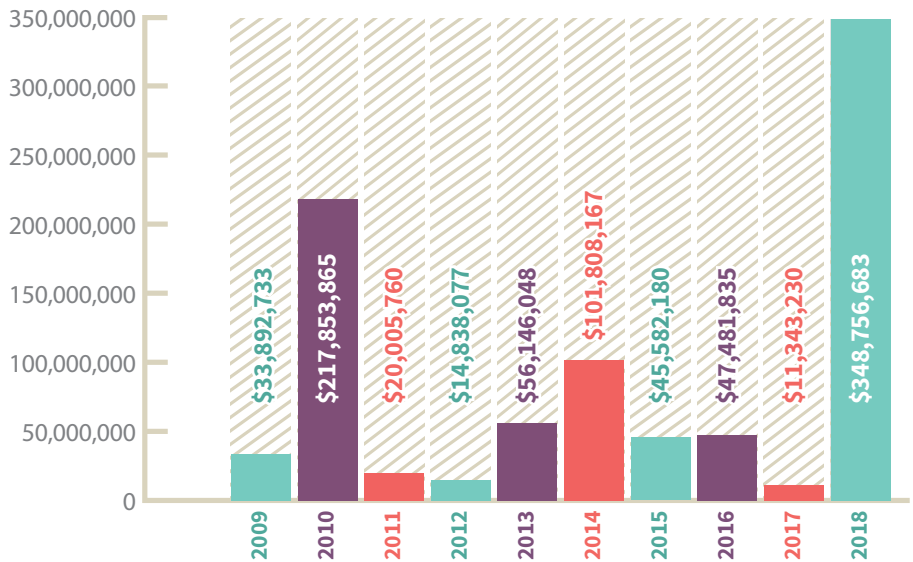
emanated from the City and County of Honolulu, Maui's Department of Finance awarded projects totaling \$23,892,217, followed by the State Department of Transportation that funded jobs valued at \$20,890,318.

Oahu	\$292,367,755
Maui	37,929,053
Kauai	13,081,225
Hawaii	5,378,650
Total	\$348,756,683

C&C Honolulu	\$267,247,844
Dept. of Finance Maui	23,892,217
DOT	20,890,318
DOE	15,637,848
Dept. of Finance Kauai	12,081,500
UH	4,342,741
DAGS	3,664,490
HPHA	999,725
Total	\$348,756,683

## PAST 10 NOVEMBERS

2009	\$33,892,733
2010	\$217,853,865
2011	\$20,005,760
2012	\$14,838,077
2013	\$56,146,048
2014	\$101,808,167
2015	\$45,582,180
2016	\$47,481,835
2017	\$11,343,230
2018	\$348,756,683



## 2018'S RECORD PACE

JANUARY	\$235,676,439
FEBRUARY	\$152,816,808
MARCH	\$143,950,241
APRIL	\$61,080,885
MAY	\$436,149,177
JUNE	\$101,131,734
JULY	\$176,868,722
AUGUST	\$99,823,004
SEPTEMBER	\$117,377,450
OCTOBER	\$63,207,518
NOVEMBER	\$348,756,683
TOTAL	\$1,936,838,661

## Oahu

<b>Nan Inc.</b> .....	<b>\$267,247,844</b>
Honouliuli WWTP Secondary Treatment, Phase 1B, Secondary Compliance Facilities	
<b>S&amp;M Sakamoto Inc.</b> .....	<b>11,778,000</b>
Honowai Elementary School, Eight Classroom Buildings	
<b>Mocon Corp.</b> .....	<b>4,667,208</b>
Culvert Remediation at Various Locations on Oahu, Phase 2	
<b>Ralph S. Inouye Co. Ltd.</b> .....	<b>3,534,500</b>
Diamond Health Center, AC System Improvements, Phase 2	
<b>MEI Corp.</b> .....	<b>3,099,341</b>
Renovations to Improve Campus Facilities, Title III Facilities Renovation, Phase 2, Waianae Coast Campus at Mailli Renovations for Leeward Community College, University of Hawaii	
<b>StarCom Builders Inc.</b> .....	<b>774,000</b>
Queen Liliuokalani Center for Student Services, Room 113, Interior Renovations	
<b>Kawika's Painting &amp; Waterproofing Inc.</b> .....	<b>469,400</b>
Holmes Hall Spall Repairs, UH-Manoa	

<b>Sea Engineering Inc.</b> .....	<b>219,858</b>
Maintenance Dredging at Pier 20, Honolulu Harbor	
<b>Jacob Electric LLC</b> .....	<b>143,185</b>
Waianae Intermediate School, Various Buildings, Install Electrical and Window AC Units	
<b>JS International Inc.</b> .....	<b>138,229</b>
Repair Concrete Deck at Pier 40B, Honolulu Harbor	
<b>Alakai Mechanical Corp.</b> .....	<b>129,990</b>
Install Cured-In-Place Liner in Roof Drain Piping, Hawaii State Library	
<b>HC Builders LLC</b> .....	<b>72,800</b>
OCISS, 126 and 126A Renovations	
<b>Hawaiian Dredging Construction Co. Inc.</b> .....	<b>67,400</b>
Repair Bollards at Pier 51, Honolulu Harbor	
<b>JS International Inc.</b> .....	<b>26,000</b>
Subsidence Repairs at Pier 36, Honolulu Harbor	

## Maui

<b>Jacobsen Construction Co. Inc.</b> .....	<b>20,614,334</b>
Maui County Service Center, Kahului	

<b>Maui Paving LLC</b> .....	<b>12,313,354</b>
Installation of Pavement Preservation Strategies and Surface Treatments at Various Locations, Islands of Maui, Molokai and Lanai (Area 1 Central and Area 5 Molokai)	
<b>Hawaiian Dredging Construction Co. Inc.</b> .....	<b>2,173,000</b>
Kahului Drainline Repairs	
<b>HI Built LLC</b> .....	<b>1,723,482</b>
Honoapiilani Highway Safety Improvements, Kapoli Street to Papalaua Beach Park	
<b>Maui Kupuno Builders LLC</b> .....	<b>628,586</b>
Wailuku/Kahului District Resurfacing (FY2019)	
<b>Betsill Bros.</b> .....	<b>192,772</b>
Coach Soichi Sakamoto Pool Restroom Renovations	
<b>Betsill Bros.</b> .....	<b>156,452</b>
Velma Mcwayne Santos Center, Jalousie Replacement, Wailuku	
<b>Kahe Construction</b> .....	<b>127,073</b>
Basketball Court Improvements at Richard "Pablo" Caldito Park	

## Hawaii

<b>GW Construction</b> .....	<b>2,190,000</b>
Pahoa Elem School Electrical Upgrade	
<b>Isemoto Contracting Co. Ltd.</b> .....	<b>1,734,787</b>
Installation of Washrack at Hilo International Airport	
<b>MEI Corp.</b> .....	<b>1,453,863</b>
Naalehu Elementary and Intermediate School, Miscellaneous R&M FY2015	
<b>Goodfellow Bros. Inc.</b> .....	<b>12,081,500</b>
Kekaha Landfill Lateral Expansion Cell 2	
<b>Pacific Concrete Cutting &amp; Coring Inc.</b> .....	<b>999,725</b>
Amp 38 Infrastructure and Site Improvements at Hale Hoolulu (HA 1019), Hale Nana Kai O Kea (HA 1054) and Hui O Hanamaulu (HA 1021)h	

## Kauai

## NOVEMBER'S TOP 10 CONTRACTORS

1. Nan Inc. (1) .....	\$267,247,844
2. Jacobsen Construction Co. Inc. (1) .....	20,614,334
3. Maui Paving LLC (1) .....	12,313,354
4. Goodfellow Bros. Inc. (1) .....	12,081,500
5. S&M Sakamoto Inc. (1) .....	11,778,000
6. Mocon Corp. (1) .....	4,667,208
7. MEI Corp. (2) .....	4,553,204
8. Ralph S. Inouye Co. Ltd. (1) .....	3,534,500
9. Hawaiian Dredging Construction Co. Inc. (2) .....	2,240,400
10. GW Construction .....	2,190,000

Information is summarized from the Contractors Awarded section of *BIDService Weekly*, compiled by Research Editor Alfonso R. Rivera.

## LOW BIDS

The companies below submitted the low bids in November for the work detailed. Submitting the lowest bid is not a guarantee of being awarded the job. However, it is a strong indication of future work, and subcontractors can plan accordingly.

## Oahu

<b>Drayko Construction Inc.</b> .....	<b>\$7,378,000</b>
Interstate Route H-1 Safety Improvements, Palalail Interchange to Waiawa Overpass, Ewa	
<b>Maui Kupuno Builders LLC</b> .....	<b>1,893,750</b>
Kamehameha Highway, Safety Improvements, Waikane Road to Vicinity of Kahakili Highway	
<b>Pave-Tech Inc.</b> .....	<b>911,167</b>
Herbicide and Crack Sealing at Daniel K. Inouye International Airport	
<b>Kaikor Construction Associates Inc.</b> .....	<b>694,988</b>
Mailli Ditch Flood Control Improvements	
<b>A's Mechanical &amp; Builders Inc.</b> .....	<b>375,000</b>
Hale Aloha Cafeteria, 40-ton AC Replacement, University of Hawaii at Manoa	
<b>Jacob Electric LLC</b> .....	<b>143,185</b>
Waianae Intermediate School, Various Buildings, Install Electrical and Window AC Units	
<b>MJ Construction Co.</b> .....	<b>128,500</b>
Waimanalo Beach Park, Pavilion Demolition	

<b>Ted's Wiring Service Ltd.</b> .....	<b>91,993</b>
Mililani Ike Elementary School, Install Marquee Signs	
<b>Pacific Recreation Co. LLC</b> .....	<b>37,005</b>
Kapolei High School Football Stadium, Replace Scoreboard	
<b>Brian's Contracting Inc.</b> .....	<b>16,300</b>
Waiuu Elementary School, Portable P-2, Level Portable Classroom	
<b>Maui</b>	
<b>Mira Image Construction</b> .....	<b>9,999,854</b>
Wailuku Civic Center Complex, Phase 1A	
<b>HI Built LLC</b> .....	<b>4,555,226</b>
Kaupakalua Road, Pavement Reconstruction Phase 1, Kokomo Road to E. Kuiaha Road, Makawao	
<b>Betsill Bros.</b> .....	<b>1,118,310</b>
Central Maui Landfill Leachate Collection and Recovery and Electrical Distribution System Upgrades	
<b>West Maui Construction</b> .....	<b>1,015,906</b>
Paia School Frontage Improvements, Paia School Sidewalk Improvements, Safe Routes to School Project, Makawao	
<b>Kiewit Infrastructure West Co</b> .....	<b>930,870</b>
Hauoli Street Drainage Basin and Outlet Repair, Maalaea	

<b>Tom's Backhoe &amp; Excavation Inc.</b> .....	<b>836,071</b>
Hana Highway Landslide Emergency Repairs Near MP 42	
<b>Maui Kupuno Builders LLC</b> .....	<b>781,242</b>
Paia-Haiku District Resurfacing (FY2018)	
<b>Maui Paving LLC</b> .....	<b>549,544</b>
Upcountry District Resurfacing (FY2018)	
<b>Oceanic Companies Inc.</b> .....	<b>264,384</b>
Old Lahaina Wastewater Pump Station No. 1 Decommission	
<b>Betsill Bros.</b> .....	<b>222,924</b>
Maui Police Department, Lahaina Police Station, Locker Room Improvements, Lahaina	
<b>Oceanic Companies Inc.</b> .....	<b>218,889</b>
FY18 Miscellaneous Structural Projects, Catwalk for Lahaina Wharf Effluent Filters	
<b>Site Engineering Inc.</b> .....	<b>60,000</b>
Mai Poina Park Shower Replacement, Kihei	

## Kauai

<b>Shioi Construction Inc</b> .....	<b>274,815</b>
Real Property Assessment Office Renovation, Lihue	

# MILITARY on the RISE

The DOD responds to initiatives of rivals including North Korea and China, by appropriating more than \$311 million for Hawaii military construction in 2019

BY BRETT ALEXANDER-ESTES

**A**s U.S. rivals North Korea and China strive to dominate the Asia-Pacific, the Department of Defense (DOD) is responding with \$674 billion in 2019 funding, a \$19.8 billion increase over last year.

U.S. Senator Mazie Hirono says that as part of the National

Defense Strategy, Hawaii military construction projects “received appropriations totaling \$311.42 million for fiscal year 2019.”

This tops last year’s amount by about \$119 million, and will support Fort Shafter’s \$284 million Command and Control Facility Phase III and other 2019 DOD projects.

A target missile is launched from the Pacific Missile Range Facility on Kauai during an intercept exercise with the *USS John Finn*.

PHOTO COURTESY MISSILE DEFENSE AGENCY





New MV22 Ospreys arrive at Marine Corps Base Hawaii, 2018.  
PHOTO COURTESY U.S. MARINE CORPS

These include:

- MV22 Osprey landing pads at Marine Corps Base Hawaii
- Operational Readiness Training Complex at Pohakuloa Training Area
- Utility



Sen. Mazie Hirono

Upgrades at Joint Base Pearl Harbor Hickam (JBPHH)

However, these appropriations may not be felt immediately. “Looking forward through 2020, the

GCA sees that work has stabilized,” says Layne Machida, 2019 president

**“DOD intends to build a homeland defense radar in Hawaii.”**

—Sen. Mazie Hirono

of the General Contractors Association of Hawaii. “If any, there will be only a

slight bump going into 2020.”

Other experts anticipate a more significant rise.

“Looking out into the future, we expect additional investments through the Army’s Hawaii Infrastructure Readiness Initiative, a \$2.6 billion, 32-year plan, and significant upgrade investments at Drydock 3 to accommodate more Virginia



Connie Lau

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Block V Virginia Class submarines are larger than the *USS Indiana*, a Block III Virginia Class sub shown during its 2018 commissioning.  
PHOTO COURTESY U.S. AIR FORCE

Class submarines at the Pearl Harbor Naval Shipyard, as well as continuing and ongoing tank upgrades at the Red Hill Fuel Facility,” says Connie Lau, chair of Chamber of Commerce Hawaii’s Military Affairs Council. “In addition, the Military Affairs Council

is working with the Missile Defense Agency (MDA) to site a Homeland Defense Radar on Oahu.”

“DOD intends to build a homeland defense radar in Hawaii,” confirms Hirono. “MDA, in cooperation with the U.S. Air Force and U.S. Army,

is currently undertaking an environmental impact study for proposed locations of the radar and associated support facilities.”

According to a U.S. Army Corps of Engineers construction forecast, the proposed budget for the new radar

## LendLease Hawaii 2018-2020 Projects

LendLease Hawaii Island Palm Communities projects are going strong in 2019, with some extending for at least two years.

Project	Start	Description
Fort Shafter: 15 Historic Homes in Palm Circle	Ongoing	Restoration of the first two homes has started. Remodeling includes kitchens and bathrooms, as well as structural repairs and interior/exterior facelifts.
Fort Shafter: 44 Homes	Summer 2019	Interior upgrades and modernization.
Schofield Barracks: 96 “Woodies”	Spring 2019	First group of 8 home renovations completed; next group begins Spring 2019. Remodeling includes kitchens and bathrooms, as well as structural repairs and interior/exterior facelifts. Work expected to continue for several years.
Helemano Military Reservation: 150 Units	Ongoing	150 two-bedroom apartment units are being converted into four-bedroom townhomes. Work is scheduled to begin in late 2018. Will continue for 20 months.
Wheeler Army Airfield Historic Homes: 238 Carports	Ongoing	238 newly built carports are designed to complement existing historic homes. Started in late 2018. Will continue through 2019.
Aliamanu Military Reservation: 657 Driveway Extensions	Ongoing	657 driveway extensions utilizing eco-friendly pervious grass pavers began in mid-2018. Driveway-extension work will continue to Schofield Barracks homes in 2019.

MEP cutout work at Palm Circle  
historic home  
PHOTO COURTESY LENDLEASE HAWAII



DESIGN – BUILD / GENERAL CONTRACTING / CONSTRUCTION MANAGEMENT



F-22 Flight Simulator, Joint Base Hickam



Camp Smith Fitness Center



Production Services Support Facility,  
Pearl Harbor Naval Shipyard



F-22 Weapons Load Training Facility, Joint Base Hickam

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Communication Facility, Joint Base Hickam

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The ideals of *Nan, Inc.* have always centered on the customer, whose satisfaction with the company's services are applauded in numerous commendations received from its clients. Furthermore, it is the company's belief that the foundation of a successful project relies on the dedication, timeliness and quality of work, flexibility, and emphasis on safety by all employees. Overall, these principles have raised Nan, Inc. to be at the heart of...

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facility is \$100 million to \$200 million for each phase of the two-phase

**“Working for the DOD makes you a better contractor by focusing on safe and high-quality work.”**

**—Rick Heltzel**

project. As of January, the project is scheduled for award in fiscal years 2021 and 2022.



Watts-Healy Tibbitts A JV dredging the harbor alongside JBPHH's piers.  
PHOTO COURTESY DENISE EMSLEY/NAVFAC HAWAII PUBLIC AFFAIRS

## An Agile JV for the DOD

As Department of Defense technology races ahead, Ke‘aki Technologies is keeping pace—and reaping the rewards.

Ke‘aki Technologies, formerly known as Akimeka Technologies, in 2008 and 2009 enjoyed growth rates of 2,477

percent and 1,044 percent, respectively, says Phillip Kahue, general manager for Manu Kai LLC, a Ke‘aki Technologies entity. Manu Kai in August also received a Pacific Missile



Phillip Kahue

Range Facility (PMRF) Range and Base Operations bridge contract to continue providing support services at the Kauai test site.

The bridge contract is part of a steady stream of PMRF awards to Manu Kai—including a reported \$74 million contract in 2014. Currently, the PMRF is requesting bids for a power upgrade contract valued at \$20 million to \$50 million.

“Manu Kai provides the largest contingent of contract workers supporting

the myriad of projects and programs at PMRF,” Kahue says. “We provide all of the services that you would normally need to operate a small city,” including managing small construction projects. “We monitor all systems and instruments on PMRF,” says Kahue. “However, we do not install large items like radars or the undersea hydrophone system.” Manu Kai also monitors power provided by onsite generators.

“Manu Kai LLC is a joint venture of two companies,” Kahue says. Ke‘aki Technologies LLC is the managing partner with Harris Corporation, a U.S. defense contractor and information technology services provider. The two companies came together specifically for the RBOS contract.

“We also provide highly skilled services to operate the most heavily instrumented test facility for sub-surface (underwater), surface, and air (atmosphere and exo-atmosphere) for the U.S. Navy and the Department of Defense,” Kahue says. This covers over 1,100 square miles of instrumented underwater range and over 42,000 square miles of controlled airspace, as well as “some



Sinking exercise at PMRF during RIMPAC 2018  
PHOTO COURTESY U.S. NAVY

services when the operational mission extends to Japan and Guam.”

Ke‘aki Technologies LLC is majority-owned by the Alaka‘ina Foundation, a Native Hawaiian Organization (NHO) nonprofit, which Kahue also heads. Defense contracts have spurred the creation of six Foundation companies in just 10 years, Kahue notes, and have helped Ke‘aki Technologies grow “tremendously.”

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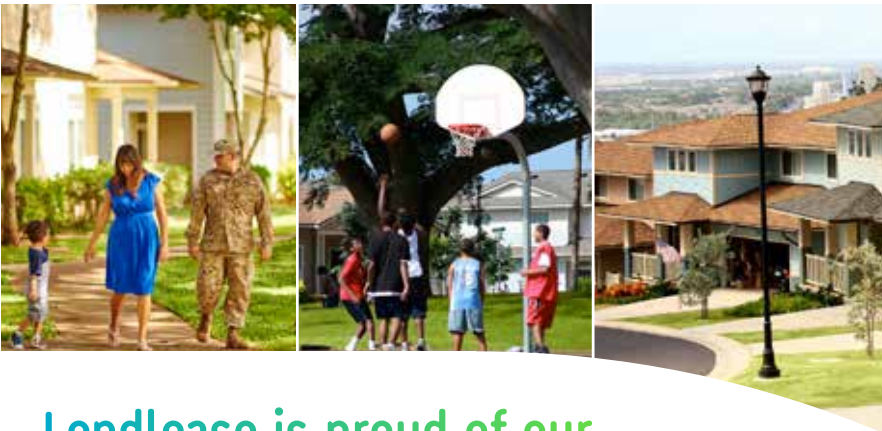
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## Aye, Aye

“The Navy’s 20-year, \$21 billion shipyard modernization plan released this year is expected to invest nearly \$5 billion in the Pearl Harbor Naval Shipyard over the next 20 years to enable it to handle the larger Block V Virginia class submarines, in addition to other long-neglected improvements to modernize and increase efficiency at the shipyard,” says Hirono. Naval Facilities Engineering Command (NAVFAC) Hawaii and other DOD agencies are accelerating RFPs accordingly.

“We have already seen an increase in significant projects being released for solicitation, including the recent \$73 million Sewer Lift Station project and the \$990 million design-build/design-bid-build Multiple Award Construction Contract for Hawaii,” says Rick Heltzel, president and CEO of Healy Tibbitts Builders Inc. “This, coupled with the recent news regarding investment in the JBPHH Shipyard—including upgrades to the dry dock facilities—bodes well for the future.”



Rick Heltzel

**“The \$2.6 billion ... MILCON investment will surely have a positive impact on Hawaii’s construction industry.”**  
—Sherry Menor-McNamara

Healy Tibbitts is already on the job at JBPHH, “dredging along wharves B4-B26, M1-M4, S1-S8 and H1-H4 to re-establish the navigational depths along these pier faces,”

Heltzel says. “This contract was of critical importance to provide sufficient depth for Navy vessels to safely navigate through Pearl Harbor prior to the commencement of the 2018 Rim of the Pacific Exercise (RIMPAC) in June.”



Sherry Menor-McNamara

RIMPAC 2018 did more than spur harbor upgrades. “According to early estimates by the Navy this past summer, direct spending (from RIMPAC) is at roughly \$50 million,” says Sherry Menor-McNamara, president and CEO of Chamber of Commerce Hawaii.

### At the Ready

For many Isle contractors, big DOD projects are also labs for cutting-edge construction. Nan Inc. is seizing this opportunity with two Hawaii awards (Marine Corps Base Hawaii’s



2018 groundbreaking at the Schofield Behavioral Health/Dental Clinic  
PHOTO COURTESY REGIONAL HEALTH COMMAND-PACIFIC

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# U.S. Army Corps of Engineers Honolulu District 2019 Projects

Project	Location	Estimated Cost	Advertise Date
<b>2018 Military Construction (MILCON) Projects</b>			
MCAF F-22 Fighter Alert Hangar	JBPHH	\$41,476,374	Awarded Sept. 29, 2018
FY18 MCA Operational Readiness Training Complex (Blocks A & B)	PTA, Island of Hawaii	\$25M	Nov. 2018
Repair Bucholz Army Airfield (1st increment \$67 million; three increments totaling approximately \$270 million)	Kwajalein	\$270M	TBD
AFH Replace Family Housing, 26 Units	Kwajalein	\$31M	May 2019

*This is based on best information available at this time. Projects will not proceed until authorized and appropriated. Acquisition strategies for all projects is not yet determined. Some projects may be set aside for Small Business or maybe utilize existing Multiple Award Task Order Contracts.*

The future \$75 million Schofield Behavioral Health/Dental Clinic Phase I, currently underway by Hensel Phelps  
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P861-Facility Modifications and the new base Medical/Dental Clinic) with a combined value of approximately \$124 million. Nan is also busy on Guam with the Apra Medical/Dental Clinic (\$56.7 million), and on Kwajalein Atoll with two smaller projects.

**“(Military construction) offers the widest and most diverse range of projects.”**  
**—Ryan Nakaima**

“In addition to keeping current with all of the latest codes and building standards, (military construction) offers the widest and most diverse range of projects—from underground infrastructure, paving, and waterfront work; to industrial facilities, multi-story housing/child care centers, and state-of-the-art communication and tactical stations,” says Ryan Nakaima,

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# NAVFAC Hawaii & Pacific Potential FY2019 Projects

## PROJECT

### 1st Quarter (October -December 2018)

Upgrade Power Plant & Electrical Distribution System, PMRF, Kauai	\$20-\$50M
Replace Pumps in Underground Pumphouse, JBPHH	\$10-\$25M
Interconnect Station C to Hickam, JBPHH	\$5-\$10M
(10 Projects)	\$1-\$5M
(4 Projects)	< \$1M

### 2nd Quarter (January-March 2019)

Sewer Lift Station and Relief Sewer Line, JBPHH (Bid Advertised 11-28-18)	> \$50M
LHD Pad Conversions MV-22 Landing Pads, MCBH	> \$10M
(5 Projects)	\$1-\$5M
(3 Projects)	< \$1M

### 3rd Quarter (April-June 2019)

Corrosion Control Hangar and Parking Facility, MCBH	> \$50M
Water Transmission Line, JBPHH (Bid Advertised 12-17-18)	> \$50M
Drydock Waterfront Facility, JBPHH	\$20-\$50M
Repair 1461 Bulkhead/Quay Wall w/Relieving Platform (Between MR2 & DD3), JBPHH	\$10-\$25M
Overhaul Drydock 2 Caisson 2I, JBPHH	\$10-\$25M
(1 Project)	\$1-\$5M
(2 Projects)	< \$1M

### 4th Quarter (July-September 2019)

Communications / Crypto Facility, NCTAMS, JBPHH (Bid Will Advertise 01-10-19)	> \$50M
Repairs Facility H1 Hotel Pier, JBPHH	\$10-\$25M
Fire Protection and Electrical Upgrades, Bldg. 1635, MCBH	\$5-\$10M
Fire Protection and Electrical Upgrades, Bldg. 1634, MCBH	\$5-\$10M
Replace 12-In. Waterline Along Lake Erie Street, Shipyard, JBPHH	\$5-\$10M
(9 Projects)	\$1-\$5M
(4 Projects)	< \$1M

*\* DISCLAIMER Naval Facilities Engineering Command (NAVFAC) Hawaii is pleased to announce the forecast of expected projects and contract opportunities for October 2018 –to September 2019. This forecast strives to make the best contractual solutions available to meet the full range of the Capital Improvement Business Line and client needs. This document is for planning and informational purposes only and may not be all inclusive. See FEDBIZOPPS for actual solicitations.*

vice president of Nan Inc.

Heltzel agrees. “Contractors that participate in federal contracts are exposed to a very disciplined and highly organized contract management program that requires dedicated quality control and safety staffing on every project,” he says. “Simply stated,” Heltzel adds, “working for the DOD makes you a better contractor by focusing on safe and high-quality work.”



Ryan Nakaima

**“Inclusion of small business in DOD projects opens the doors for many local small firms.”**

—Rob Myer

At Fort Shafter, where Hensel Phelps is building a new U.S. Army Pacific Command and Control facility, Project Manager Rob Myer is proud of the project’s new 21st

The future U.S. Army Pacific (USARPAC) Command and Control Facility  
RENDERING COURTESY HENSEL PHELPS CONSTRUCTION CO.





Rob Myer

century technology, but also commends the “generous amount of small business participation and involvement as part of the projects’ contract requirements.”

Small business subcontracting requirements and the Mentor-Protégé and 8A programs “provide small business general contractors the opportunity to showcase their abilities as the prime contractor of the project, supported by a larger ‘mentor’ general contractor,” Myer says.

“This inclusion of small business in DOD projects opens the doors for many local small firms here in Hawaii to have involvement and exposure in projects that otherwise might be out of reach.”

### On the Money

Despite Hawaii’s historical advantage as Washington’s window on the Pacific, competition for military awards across the nation remains fierce. But Isle builders do have one solid and very sizeable commitment: the Army’s \$2.6 billion plan to upgrade and build new facilities in



Hawaii.

According to a statement by U.S. Sen. Brian Schatz, who helped spearhead the plan, the Army’s Hawaii Infrastructure Readiness Initiative “is critical to Hawaii, to the Army’s




Sen. Brian Schatz

success and to our national security.” The plan is expected to first take shape in fiscal year 2020 with a five-year, \$350 million upgrade to Wheeler Army Airfield facilities.


“The \$2.6 billion, 32-year MILCON investment will surely have a positive impact on Hawaii’s construction industry,” McNamara says. 🏠

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# Unclogging the Permits Drain

Construction leaders call Honolulu City & County's new building permit measures 'an important first step'

BY DAVID PUTNAM

Honolulu's building industry leaders laud the flurry of new building permit measures by the City Council and the mayor, with the new president of the General Contractors Association of Hawaii calling the actions "progressive and a step in the right direction for the entire construction industry."

Mayor Kirk Caldwell allowed Bill 64, which requires building permit applications for one- and two-family dwellings to be addressed within 60 days, to become law without his signature in late November. Caldwell also announced seven additional initiatives aimed at streamlining the permit process.

Builders, who have lobbied the Department of Planning and Permitting (DPP) for years to hasten the process, say the new measures should help get jobs underway.

"The building permit process has delayed the start of meaningful construction work for ... the one- and two-family dwellings (and) high-rise and other governmental projects that can employ hundreds, considering the general contractors, subcontractors, vendors and other support companies," says Layne Machida, who assumes the role as 2019 president of GCA of Hawaii this month.

The changes in the permitting procedures came on the heels of a rally staged by a coalition of Oahu contractors.

"What I am proud of is the calls we received from many contractors and builders who we have never met, who are struggling to make ends meet because they are waiting for permits, thanking us for coming forward," says Marshall Hickox, 2019 president of the Building Industry



Layne Machida



Marshall Hickox

Association (BIA) of Hawaii.

"My hope is that the mayor and those that run and work at DPP understand that we tried to wait it out, for the issue to resolve itself," adds Hickox, one of the key organizers of the coalition. "We tried to communicate that our business and employees would begin to suffer, and we voiced the financial and emotional strain this was causing our clients and their families.

"It was clear by the immediate action taken ... that unless you are in the news or get enough people together to rally your cause, nothing was going to be done in the foreseeable future. In all our testimony and public statements, we chose a simple message that we need permits now—for the sake of the families we build for, for those of our employees, and for our own."

Lance Wilhelm, chair of the GCA's Legislative Committee, says "the GCA applauds Mayor Caldwell and DPP



Lance Wilhelm

Director (Kathy) Sokugawa in their effort to streamline the building permit process. We understand and appreciate the important role that DPP plays in ensuring that buildings in Honolulu are designed and built to exacting standards to better ensure the health and safety of our built environment."

"We look forward to working with the Department of Planning and



Gladys Quinto Marrone

Permitting in creating a process that benefits homebuilders and homeowners,” says Gladys Quinto Marrone, CEO of BIA-Hawaii.

## Inside the Initiatives

The mayor’s seven initiatives include “Malama Mondays.” For this three-month pilot program, plans examiners at Honolulu Hale and Kapolei Hale will devote the day addressing backlogged permit applications.

“This is a great way to unburden the staff,” Hickox says. “They are backlogged and are dealing with a constant onslaught of folks wanting to get some face-time to try and push along their permits. Once they are caught up and the level of permitting efficiency rises, they may find they can institute this policy on a need-to-use only basis.”

He also encourages builders “to see both sides of the issues” concerning the “third-party review” initiative. Now permit applications utilizing TPR will be accepted without re-checking or spot-checking, and reviewers can move through the process more quickly.

**“Plan examiners at DPP  
... are not ‘editors,’ they  
are ‘reviewers’ and it  
is the obligation of the  
plan makers to submit a  
complete set  
of drawings that are  
reasonably correct.”  
—Marshall Hickox**

“DPP was doing what it felt was in everyone’s best interest by reviewing TPR-submitted plans. They were finding errors that could lead to issues in the field later,” Hickox says. “The idea of TPR is the quality of the review should be equal to that of the trained DPP staff.”

Hickox says the initiative rejecting incomplete plans is aimed at “raising the bar as it relates to the completeness of the permit applications. As long as there is a clear checklist and defined set of criteria as to what is considered ‘complete,’ there should be no surprises to anyone.”

The initiative for a “limited review cycle,” which allows for three reviews for commercial and residential projects, is intended as an incentive to submit high-quality applications.

“There are, without doubt, some applications being filed with very little reviewable information, and these plans should rightly be returned rapidly and without review,” Wilhelm says. “But there are also many examples of plans that are submitted in good faith with the design team’s total confidence, that nevertheless might be interpreted as ‘incomplete’ if there is a missing notation or minor discrepancy.

“We trust that there will be reasonableness in this, and all other elements of the revised procedures, but we would certainly want to understand them better, so we can work

with the city on this important initiative.”

Adds Hickox: “Most plan makers and plan examiners will expect at least one round of comments, and pending no changes to the plans, that should be enough as long as the comments are correctly addressed.”

Hickox says the BIA has suggested the DPP plan reviewer checks only items that are “practically uncorrectable upon discovery by inspectors in the field,” such as proper setbacks, height envelope, proper zoning and meeting the land-use ordinance for proper square footage.

“After confirmation the house is the right size, in the right place, is at the right height—not too high and not too low—and meeting zoning requirements, the rest is up to the plan maker and builder to ensure code, health, life and safety are met. These would be confirmed by the building, electrical and plumbing inspectors in the field as is already standard practice.”

Hickox supports the automatic online permitting initiative. About 30 percent of applications are submitted online and the DPP hopes to improve online use to 40 percent.

“Nationally most nonstructural and, in many places any interior work, including structural can be applied for online as long as it does not affect the square footage of the home,” Hickox says. “The more we can move toward these types of online permit applications, which will still have a full inspection by building, electrical, and plumbing inspectors, the less burdens the DPP plan reviewers will have.”

Hiring more staff is another initiative. The DPP hoped to have four plan reviewers by mid-December.



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Mayor Kirk Caldwell held a news conference on Nov. 28 to announce plans to help streamline Honolulu's building permit process.

## The Mayor's Seven Permitting Initiatives

Along with allowing Bill 64 to become law without his signature, Honolulu Mayor Kirk Caldwell outlined seven new initiatives aimed at expediting the building permit process. Those initiatives:

- **Third-party Review.** All permit applications utilizing third-party review will be accepted without re-checking or spot-checking. This will allow the applicable plans examiners to spend their time on other projects, and allow applications involving third-party reviewers to move through the review process more quickly.
- **Incomplete Plans Rejected.** Incomplete permit applications will be immediately rejected with the goal to help ease the permitting backlog by reducing the extra time now required to review poor drawings or inadequate information.
- **Limited Review Cycle.** Limit of three review cycles for commercial and residential projects. If the above limits are exceeded, the application is rejected. This initiative is meant to serve as an incentive to submit high-quality applications and respond completely to deficiencies noted by DPP staff.
- **Automatic Online Permitting.** Various categories of work for non-structural items can be processed online. Applicants can access the online system 24/7. According to the mayor, about 30 percent of permits are applied for, paid for and issued online. The DPP seeks to improve use of this option to 40 percent.
- **Mālama Mondays.** For a three-month pilot program, plans examiners at both Honolulu Hale and Kapolei Hale will use Mondays to address backlogged permit applications. The exception is to pay for building permit fees and issue permits with cashiers.
- **Hiring of New Staff.** Four new residential plan reviewers were to begin working by mid-December. DPP will hire at least two experienced plan checkers on 89-day contracts to help with backlog and to mentor new staff.
- **Retrofitting of Fire Sprinklers.** DPP will approve permits as soon as possible, but no longer than 120 days for applications limited to the retrofitting of fire sprinklers.

"This is great news," Hickox says. "There just are not enough plan reviewers to move all the existing permits through in a timely manner."

Wilhelm says "we need to equally support the work of the DPP and the plan checkers for their contribution to making sure that a contractor can easily obtain the certificate of occupancy. Hiring additional staff will hopefully make a large dent in the building permit processing."

The seventh initiative involves retrofitting fire sprinklers and requires the DPP to address permit applications within 120 days.

### Pros and Cons

"Moving forward, the GCA welcomes the opportunity to have open dialogue with the mayor and the DPP to further streamline the building permit process," says Machida. "The upside of the initiatives is that the problem of the timely processing of a building permit is being recognized by Mayor Caldwell and the DPP, and they are taking steps to streamline this process."

"The hiring of additional plan checkers, allowing more permits to be processed online and allowing all permit applications using third-party review to be accepted without re-checking or spot-checking are all positive, progressive initiatives that should be applauded."

The core of the problem of "continued red-tape" hindering permit time in the past, says Jonathan Young, executive director of the Hawaii chapter of the Associated Builders and Contractors (ABC Hawaii), was money.



Jonathan Young

"The real truth of the matter is simply tax revenue—aka revenue enhancement—for the city," Young says. "Why should the DPP take the time necessary to work on a smaller residential project that will garner the city just tax revenue on say, 5,000 square feet versus

taking the time to approve a larger high-rise building that would garner the city larger tax revenue on multiple units? Therein lies the deep-buried truth: It's all about the money, always has been and always will be about the money."

Young also was critical of several of the mayor's initiatives.

"Allowing all permit applications utilizing third-party review to be accepted without re-checking or spot-checking subjects project more to the 'buddy-buddy' old-boy network system," he says. He adds that "rejecting incomplete permit applications immediately is something that has always been done, but just took longer."

"Hiring additional plan checkers again increases city staff that is paid for by the taxpayers." And Malama Mondays, Young says, "is a great idea on paper, but it is something that should never have gotten to that point if we had competent workers and adequate staffing for required departments."

Marrone, however, points to the passage of Bill 64 as "an important first step in improving an archaic permitting system. It will benefit homeowners with finally being able to move forward with their projects, contractors and the industry with jobs and projects to keep their businesses going and the industry healthy, and the city with tax revenue." 🏠

# All Boom, No Bust?

## High-rise construction in Honolulu poised to remain steady, bucking roller-coaster trends of the past

BY BRANDON BOSWORTH

**H**istory repeats, except when it doesn't. And that's a good thing for local high-rise construction.

"Usually, high-rise construction goes up and down; it gets busy, then it drops," says Russell Young, president and CEO of Albert C. Kobayashi Inc.



Russell Young

"Now, instead of dropping, it seems to be just tapering off. In the past, when the market dropped, someone got hurt. This time the industry is more optimistic. There is still lots of potential work."



Eric Hashizume

"We anticipate 2019 to have a lot of starts. That's unusual," says Eric Hashizume, vice president of Hawaiian Dredging Construction Co. Inc.'s building division. "Things

are usually very cyclical with spaces in between. This time, we had a boom in high-rise construction and just a short downturn. 2019 could be a real boom year."

According to Hashizume, transit-oriented development (TOD) and 201H Development Assistance play major roles in driving further high-rise development. "They allow developers to increase density. More density means more units, and that makes a developer's pro forma easier to hit," he says.

Lisa Y.T. Rapp, principal at AHL, says "the flurry of high-rise construction will eventually slow down," although for the immediate future, "current construction trends will continue, mainly fueled by the TOD plan areas on Oahu and the high demand for affordable housing."



Lisa Y.T. Rapp

"The increases in allowable building height and density in the TOD Special



Hawaiian Dredging recently turned over Kapiolani Residence for SamKoo Pacific. RENDERING COURTESY SAMKOO PACIFIC

Districts definitely increases the viability of high-rise projects," says Tyler Dillon, executive vice president of Layton Construction Co. LLC. "It seems that potential projects in the Blaisdell Center and Ala Moana TOD special districts have benefitted the most from the development incentives."

Young cites TOD as a major factor in the move toward less luxury-oriented high-rise development. "Without TOD, there might not be any affordable high-rise construction," he says.



Tyler Dillon

"It would probably just be luxury developments for buyers from the Mainland and Asia."

Glen Kaneshige, president of Nordic PCL Construction Inc., also sees TOD serving as "the catalyst for high-rise affordable units since higher densities will make it more feasible to deliver this kind of product." It might even spur high-rise construction in new areas. "I think there will be the potential for high-rise residential developments in areas near



Glen Kaneshige

the rail stations where there have not been any, like Kapalama and Kalihi.”

“The TOD plan areas are around stations that are situated in an existing urban environment,” says Rapp, “For example, Downtown, Kalihi, Halawa, Aiea and West Kapolei are candidates for high-rise development in addition to the Kakaako/Ala Moana area.”

Some neighborhoods could be challenging for developers. “There are areas in Honolulu like Moilili that will be restrictive for future high-rise developments arising from the infrastructure capacity issues,” Kaneshige says, “so the state and county will have to work with addressing these concerns with developers before any high-rise gets built.”

He says Waikiki, however, is ripe for future high-rise development. “Although Waikiki is not under TOD, there is always interest for more high-rise condominium, hotel and timeshare developments. When the location is desirable and the real estate is severely restricted as we see with Waikiki, vertical developments are really the only



The Mandarin Oriental is one of the high-rises AHL is involved with. RENDERING COURTESY BINYAN STUDIOS

option,” Kaneshige says.

Judging the desirability of high-rise residential projects outside of Waikiki and Honolulu’s urban core can be difficult. “We did Country Club Village 6 in Salt Lake a few years ago and it was very successful,” says Hashizume. “But the further you go out from town the harder it is. We did a 10-story building in Waipahu and it was a struggle for the developer to

sell units.”

Hashizume says there is potential for development in areas around Pearlridge Center in Aiea.

Young says “maybe if Kapolei continues to build up then there might be some high-rises on the west side someday,” but for now, “people interested in living in a high-rise want to live where they work, and people work in town.”

## Looking Ahead

Next year, Kaneshige says Nordic “will be completing the Ke Kilohana condominium development on Ward Avenue for The Howard Hughes Corporation near the same time that we hope to begin construction on the 28-story Lilia Waikiki for OliverMcMillan in the first half of 2019.”

AHL is involved in a number of projects, ranging from the luxury Mandarin



Country Club Village 6 in Salt Lake is one of the rare recent residential high-rise projects located outside Honolulu’s urban core. PHOTO COURTESY HAWAIIAN DREDGING CONSTRUCTION CO. INC.



Nordic plans to begin construction on the 28-story Lilia Waikiki for OliverMcMillan in the first half of 2019. RENDERING COURTESY OLIVERMCMILLAN



Oriental to more affordable properties. Rapp cites Salem Partners' 1500 Kapiolani, a mixed-use 450-unit condominium and hotel development, as a project that "enthusiastically embraced the city's TOD plan" that offers "an innovative solution for deeply needed affordable units in Honolulu by including affordable units currently designated for senior housing as part of the project."

Rapp adds "AHL is also involved with Mayor Wright Homes, an affordable high-rise development with some market rate units included, and a study for an affordable condominium project along the Kapiolani corridor."

"There are multiple developments in what we call the Kapiolani Corridor, and they are all TOD," says Hashizume. Hawaiian Dredging "just turned over Kapiolani Residence and people are really excited to move in. It took about two years to build, and developer SamKoo Pacific is already planning a second tower."

The location of the development offered some challenges. "Kapiolani is right next to Ala Moana Center and is a very busy street," he says. "We had to go out into the road many times, creating traffic delays. There were also lots of existing utilities that had to be dealt with. We put overhead electrical

wires underground, which wasn't easy. We found lots of connections that needed to be updated, leading to outages. Next time it might be easier."

For future high-rise development, Hashizume

says the residential market "will lead the way." New projects will be more diverse: "Some apartments and mixed-use buildings are being built, as well as some half-hotel, half-residential projects." 🏠

## High-Rise Millennials Impacting the Market

BY BRANDON BOSWORTH

Millennials are impacting the future of high-rise residential development in Hawaii, according to Lisa Y.T. Rapp, principal at AHL.

"Millennials are becoming a major force in the market. Affordable high-rise living in an urban setting close to work, shopping, and places to recreate and socialize fits into their lifestyle," she says.

"Developers looking to the future are designing with the millennial lifestyle in mind. Statistics show that by 2020, half of the global workforce will be millennials and they have different priorities. The status of having 'a penthouse view' is not as important, so residential units within the podium with connectivity to the streetscape has provided another viable option to living in the tower. They choose to spend their money on experiences instead of material items, so preferences lean toward simpler accommodations. They are just as apt to rent as they are to own."

Fresh experiences are especially important to millennials, Rapp says.

"Our high-rise designs need to engage not only the external urban areas, but also create a vertical urban community within the building with public areas for coworking, innovation and interaction."

Rapp says millennials are "much more in tune with global issues" and more likely to "make choices based on a product's social and environmental impact."

However, she adds that people can be "millennial-minded" without technically belonging to the loosely-defined millennial generation.

"You can find 'millennial-minded' Baby Boomers, Gen Xers, and Gen Zs as well," she says. "Trends toward sustainable practices include not only the movement toward green materials and means of construction, but also to the operation and management of the building once occupied. Recycling programs, car and bike-sharing offerings, and access to mass transit are just a few examples of things that are becoming necessary amenities for new developments."



Nordic is currently completing work on the Ke Kilohana. PHOTO COURTESY THE HOWARD HUGHES CORP.

HART's Halawa Station, currently under way by Nan Inc., is sparking TOD-related renovations in the surrounding area. PHOTO COURTESY NAN INC.



# TOD TAKES OFF

Six new interim permits already approved for Kapiolani area

BRETT ALEXANDER-ESTES

**B**ig new 2019 projects are ready to break ground or are in the pipeline, and the city's transit-oriented development program is pushing many of them forward.



Harrison Rue

“There continues to be strong interest in development of the Kapiolani Corridor and the Ala Moana TOD Plan area,” says Harrison Rue, community building and TOD administrator for the City and County of Honolulu.

Rue says the City Council has approved six IPD-T permits—all TOD-related—for the area so far.

“Interim Planned Development-Transit permit approval ... allows increased height and densities in exchange

for community benefits,” says Honolulu Mayor Kirk Caldwell in Trade Publishing's *2019 Construction Preview*, noting that benefits include additional affordable housing.

One IPD-T permit standout is Avalon Development's upcoming \$510 million Sky Ala Moana on Kapiolani Boulevard. The remaining five IPD-T permitted projects—1500 Kapiolani,



View from the lobby of the future Mandarin Oriental, an IPD-T permitted project that will break ground this summer with Hawaiian Dredging as GC.

RENDERING COURTESY BINYAN STUDIOS



Mayor Kirk Caldwell



HART's Halawa Station build-out was deemed 32 percent complete in October.

PHOTO COURTESY NAN INC.

Upgrade currently underway by Hensel Phelps Construction Co., and the new Sand Island & Sidestream Wastewater Treatment Plant project, valued at approximately \$37 million.

## Serving the State

State projects are also enhanced with the promise of TOD-related construction, and by the 2019 build-out of the Honolulu Authority for Rapid Transportation (HART) rail line.

The Hawaii Department of Transportation's \$265 million Mauka Concourse expansion and \$330 million Consolidated Rental Car Facility at Daniel K. Inouye International Airport tie in with TOD via their proximity to HART's \$875

**“Interim  
Planned  
Development-  
Transit permit  
approval ...  
allows increased  
height and  
densities.”**

**—Mayor Kirk  
Caldwell**

Mandarin Oriental, Azure, Hawaii Ocean Plaza and Hawaii City Plaza—are all condominiums or condo/hotels.

Hawaiian Dredging Construction Co. Inc. is GC on both 1500 Kapiolani and the Mandarin Oriental condo/hotel, reportedly the city's first IPD-T permit recipient.

The Mandarin Oriental's “pre-construction contract has been finalized, and contract negotiations are ongoing for construction,” says Andrew



Andrew Holt

Holt, Hawaiian Dredging's pre-construction project manager.

Holt says the project's value, reported at \$1 billion, will be finalized over the next four to six months “as we work through pricing.” Demolition was slated to begin in December, Holt says, and “the projected start date for construction is Summer 2019.”

## Testing \$2 Billion

The surge in Hawaii's massive private sector projects come as 2018 public sector awards, through the first 11 months of the year, amount to almost \$2 billion.

Nan Inc. received a \$267 million award in mid-November for the expansion of the city's Honouliuli Wastewater Treatment Plant, thereby ushering in a new era of heightened public sector spending in Hawaii.

Ryan Nakaima, vice president at Nan Inc., says Honouliuli's 27-acre expansion is expected to take four years.

“The Honouliuli wastewater facility upgrade will help support TOD projects from East Kapolei to Aloha Stadium with a higher level of treatment,” says Rue. “The upgrade is in addition to the \$1.5 billion in infrastructure projects identified that are needed to support TOD over the next 20 to 30 years.”

Similar projects include the \$15 million Waianae Wastewater Treatment Plant Improvements &

million Airport Guideway.

Currently, Nan Inc.'s \$400 million contract to relocate some of the underground utilities between the Middle Street Transit Center Station and Ala Moana Center is underway. The guideway's final 4.1-mile leg through downtown Honolulu is expected to be developed by a public-private partnership (P3).

HART in November crafted a new plan for rail's completion, and is reportedly committed to limiting total construction costs to \$8.165 billion.

## TOD Along the Way

First steps in the estimated \$130 million to \$300 million redevelopment of Aloha Stadium are slated to begin this year with a \$10 million Environmental Impact Statement and master plan.

Currently under review by the City Council, “the draft TOD Plan was developed in partnership with the state agencies exploring options for replacing Aloha Stadium—onsite or elsewhere,” says Rue. “It outlines how a new stadium and major mixed-use development could create a new destination—accessible via rail—for a lively neighborhood and

entertainment district.” Further east along HART’s future guideway, “planning and infrastructure investments to support TOD in Iwilei/Kapalama/Kalihi are well underway,” says Rue. “The city conducted a TOD infrastructure needs assessment for the area to identify critical sewer, water, stormwater, complete streets,

parks and utilities improvements needed for expected growth over several decades. “The \$120 million Phase 1 of the Awa Street Wastewater system is funded and under construction, including the Waiakamilo Road relief sewer line, with completion expected in 2020. The \$100 million Phase 2, including the Awa St. pump station upgrades, is in planning and design.”

## Top 2019 Projects

Hawaii’s ongoing, upcoming and new 2019 projects with a value greater than \$200 million are listed below. Where the GC is unknown or unselected, the field is blank.

PROJECT NAME	VALUE	SECTOR	GC
Honolulu Authority for Rapid Transportation (HART)	\$8.165B	Public: City & County of Honolulu	Various
Hoopili	\$4.6B (reported permit value)	Residential	Various
Koa Ridge	\$2B	Residential	Various
Mayor Wright Homes	\$1.3B	Public: Hawaii Public Housing Authority (HPHA)	Moss
Mandarin Oriental	\$1B (reported)	Commercial/ Residential	Hawaiian Dredging Construction Co. Inc.
Airport Guideway (HART)	\$875M	Public: City & County of Honolulu	Shimmick/Traylor/ Granite JV
Sky Ala Moana	\$510M	Commercial/ Residential	
City Center Utilities Relocation & Roadway Project (HART)	\$400M	Public: City & County of Honolulu	Nan Inc.
School Street Redevelopment	\$370M	Public: HPHA	
Consolidated Rental Car Facility (CONRAC)	\$330M	Public: Hawaii Department of Transportation (HDOT)	Watts Constructors LLC
Honouliuli Wastewater Treatment Plant	\$267M	Public: City & County of Honolulu	Nan Inc.
Mauka Concourse Expansion	\$265M	Public: HDOT	Hensel Phelps Construction Co.
Kapalama Container Terminal (Phase 2)	\$240M	Public: HDOT	

“TOD projects ... could keep a large portion of our construction workforce busy for years to come.”

—Joshua Magno

### At the Center

When finished, HART’s Airport Guideway section will terminate at the future Middle Street Transit Center Station. The Station will be within walking distance of the Hawaii Public Housing Authority’s new Mayor Wright Homes complex, currently in the final stages of environmental assessment. MWH’s new \$1.3 billion project is TOD-related, will reportedly offer 2,500 units, and is scheduled to break



The future Central Ala Moana will break ground in March or April with Hawaiian Dredging as GC. RENDERING COURTESY SAMKOO DEVELOPMENT

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Avalon Development's 54-acre, industrial-zoned Kapolei Business Park West  
PHOTO COURTESY AVALON DEVELOPMENT

ground this year with Moss as GC.

The HPHA is also nearing the start of a nearby six-acre mixed-use project providing an estimated 800 rental units and reportedly valued at \$370 million. "On August 8, Governor Ige accepted the Final Environmental Impact Statement for HPHA's School Street redevelopment project," says Benjamin Park, a planner at the HPHA.

### Outside TOD

Leading 2019 state projects not directly linked to TOD include Phase 1 of the Kapalama Container Terminal, and KCT Phase II, estimated at \$240 million and set to go out for bid immediately. Other major 2019 state projects include:

- The new \$140 million Hawaii State Hospital New Patient Facility currently underway by Hensel Phelps, a

Department of Accounting and General Services design-build project; and,

- DAGS' \$80.5 million Kona Judiciary Complex, currently in the final stages by Nan Inc.

DAGS has also completed the final EIS for the new Oahu Community Correctional Center (OCCC). DAGS' retro commissioning project of 30 state libraries is also underway, and the agency is evaluating vendors for a new list of pre-qualified energy service companies that will be used on state and county projects.

### High-Rise Homes

Strong demand for new Hawaii housing is expected to continue in 2019, and large residential projects will be providing units at all income levels.

Lilia Waikiki, an OliverMcMillan mixed-use project announced in November, will feature 402 rental units in a 28-story tower as well as 53 rental units in four adjacent low-rise buildings.

In Ward Village, The Howard Hughes Corporation's Ke Kiloohana, with Nordic PCL

Construction Co. as GC, and A'ali'i, with Albert C. Kobayashi Inc. as GC, are underway. Ko'ula, HHC's fifth Village tower, is slated for a 2019 start.

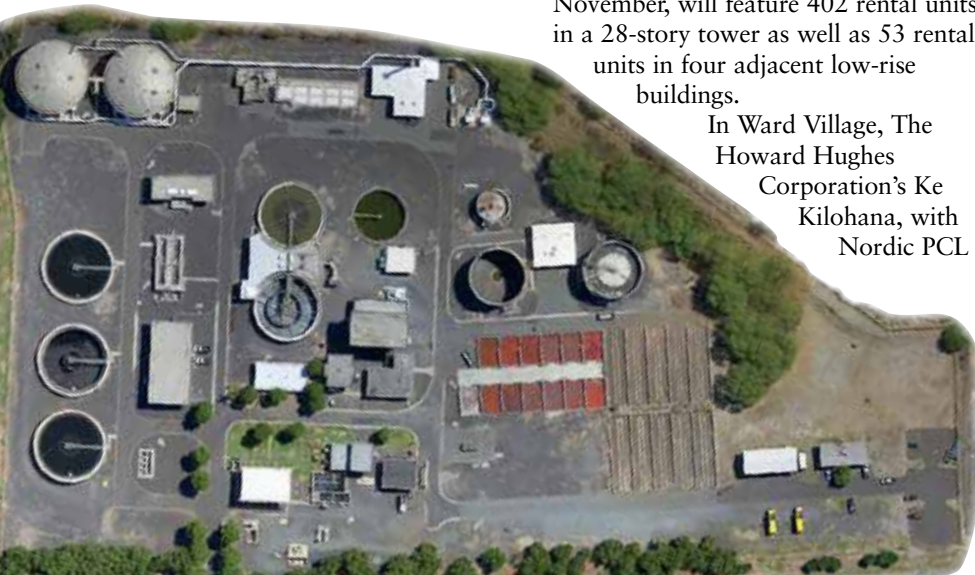
### Out West

This summer, Hunt Companies expects to receive final subdivision approval from the City and County of Honolulu for a residential subdivision of up to 1,500 homes in Kalaeloa. Not far away, more than 200 single-family and multi-family residences at Hoopili, Koa Ridge, SEAbriage and Coral Ridge are scheduled for delivery in 2019. All of these neighborhoods depend on viable transit to and from Honolulu—a major aim of HART's elevated line.

Hawaii's industrial sector will get a huge boost with Avalon Development's upcoming Kapolei Business Park West, "54 acres of I-2 zoned (industrial) fee-simple lots for sale, ranging in size from 0.5 acres to 5.2 acres," says Duane Shimogawa, Avalon real estate analyst. All Park West grading and infrastructure is expected to be complete in 2018. Avalon will also build two new



Duane Shimogawa



The Waianae Wastewater Treatment Plant Improvements & Upgrade, currently underway by Hensel Phelps  
RENDERING COURTESY HENSEL PHELPS CONSTRUCTION CO.

# Honouliuli's \$267M Specs

Ryan Nakaima, vice president at Nan Inc., says the upcoming \$267 million Honouliuli Wastewater Treatment Plant expansion project will include:

- Six open-air clarifiers
- Aeration basins
- Four separate buildings: Secondary Process Pump Station, Secondary Blower, Emergency Generator, Primary Switchgear Digester Control
- Wastewater treatment process equipment and piping
- Miscellaneous below-grade support structures and exterior improvements

warehouses totaling 80,000 square feet at the Kapolei Enterprise Center.

## An Expert Assessment

Hawaii's visitor industry is going strong, with sweeping new hotel renovations planned for 2019. But "we shouldn't rely too heavily on a sector that is vulnerable to global events and that has all but reached its carrying capacity," says Joshua Magno, research and industry relations director for construction advocacy group Pacific Resource Partnership in the 2019 *Construction Preview*.



Joshua Magno

"The Honolulu rail project will be a key part of any effort to keep the construction industry busy," Magno says, emphasizing that he is looking beyond rail construction per se.

"Rather, we're talking about ensuring that transit-oriented development is given every chance to succeed. ... TOD projects ranging from remodeling existing buildings to building high-rise housing near downtown train stations could keep a large portion of our construction workforce busy for years to come." 🏠

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Layne Machida, who developed his first building as a ninth-grader, will address industry concerns upon taking the helm of GCA this month

BY DON CHAPMAN  
PHOTOS BY NATHALIE WALKER

# BORN TO BUILD, BORN TO LEAD

Asked if he has specific plans for his year as the 2019 General Contractors Association of Hawaii president, Layne Machida replies with an enthusiastic “Yes!”

But while he hints there are three major areas of interest—and concern, we’ll have to wait until GCA’s installation of new officers on Jan. 19 at the Royal Hawaiian Hotel for specifics.

“I want to speak directly with the members,” says the president of Civil-Mechanical Contractor, which is celebrating its 37th year in business.

Direct is Machida’s default mode.

“A lot of people like to email or text,” he says, and while that’s fine

for many things, for issues requiring nuance impossible with email, “my style is to bring people together face-to-face ... so it’s always a partnership.”

Taking the reins of GCA with his to-do list, Machida is well aware of those who have served as the organization’s president, and the legacy they’ve left him to build upon.

“There’s a lot of legendary people,” he says of past leaders. “One of the first things we talked about, the two presidents before me (Jay Manzano and Cedric Ota) said we left you some big shoes to fill.”

Two things of which GCA members can be assured, their new president was born to build and born

to lead.

“What led me into this, from my childhood days, I’ve always been interested in equipment and machines, and the way they work, the way things go together,” Machida says of growing up in the “very little” plantation town of Ookala on the Big Island’s Hamakua coast. “In the fifth grade already, I could take apart a car’s engine and put it back together, and I could run the car. It was country, so I could drive. It was very different.”

From a young age Machida also was interested in construction, and in his ninth-grade summer “a buddy and I built this building, about 50 by 200 feet, a prefabricated steel building. I





**“My style is to bring people together face to face ... so it’s always a partnership.”**

guess I had the mechanical insights to do things. We built it basically with a small cement mixer and a forklift. It was a greenhouse. My friend’s family had a farm, they were sugar plantation people, and had a farm, so to diversify the family business they decided to build a greenhouse.”

Naturally, they hired a high school freshman to head up the project.

“I just fell into this knack for having an ability to lead. It was a natural progression,” says the former class president at Laupahoehoe High—yes, he is a “Boy from Laupahoehoe,” like the classic Hawaiian song.

He apparently picked up the mechanical gene from his father Kuniyaki.

“Dad was a supervisor for the plantation in instrumentation, control work, some construction work. He went back to school to study electronics. I remember I was in about the fifth grade and he went off to Seattle to go to school.” His mother Tsuneko was a nurse.

Machida would go on to study civil engineering at the University of Hawaii at Manoa, then was hired by Hawaiian Dredging Construction Co. Inc.

“All the courses I took at UH—introductory hydraulics, structural steel, soils—were just to get me ready for a job in construction,” he says. “It was something I knew I wanted to do from a young time.

“Going to Dredging, first job out of UH, I was very fortunate to get into their training program. And during summers, I’d go back to the plantation to work. They gave me supervisory positions, always. I supervised guys my parents’ age, 20-30 years older, and guys I grew up with.

“One of the projects I did was build a seed treatment plant. It’s a big tank in the ground where they made hot water to chemically treat the sugar seeds and stocks before they get planted. I had an operator, a welder, two field hands and built that thing for them during one summer.

“At Dredging I had very good mentors, they allowed me to grow,

gave me a lot of responsibilities. I built the first coal conversion plant in Hawaii for Dredging. You know OTEC (Ocean Thermal Energy Conversion) off Kona? I built that for Dredging. So even at a young age, Dredging gave me a lot of responsibility and taught me a lot, and I'm very grateful."

### Going His Own Way

He subsequently moved to American Piping and Boiler, but had bigger plans.

"My wife Evelyn knew all along since I met her that I wanted to own a construction company," Machida says. "I told my employer, if nothing comes up in the next six months, as of Oct. 1 consider I'm gone. Nothing came up that interested me, so after six months, one day I was employed, the next day I'm unemployed.

"We started everything from scratch, out of a bedroom, the first house we bought in Village Park. It was a dream. She'd go off to her work, then come home and do my typing, do my filing, whatever needed to be done. And I would go out and get these licenses, try to get work. Nine months after we opened we got our first paycheck, and I realized we were starting to get too busy, so she said let me come help you, and she



Layne Machida and his brother Klyde, who is contract manager at CMC, review job cost records.

quit her career as a health educator. That was 37 years ago."

Their first job was with the City & County, "putting up park equipment. ... It's actually pretty close to what we do now, assembling a whole bunch of things to get a final result."

Evelyn soon found herself doing more than filing and typing. "There's

a story behind one of the parks," Machida says. "She was helping me pour concrete. She was the guy holding the chute. We got done and she rolled over on the ground, she was so tired, and the cement truck guy said, 'oh, is this the new apprentice?' And earlier that day she found out she was pregnant with our daughter. We joke that the business is our first child because we started it two years before our daughter was born."

(That daughter, Marissa, went on to become Cherry Blossom queen and today is an attorney with Bank of Hawaii. Success runs in the family: Machida's sister Gayle Machida-Isono is the founder of Local Kine Cards.)

"We started to grow," Machida says, "and I'm very grateful to the employees. We have people with us today who have been here almost from the beginning. We have about 30 of us, and it's averaged about that for the past 10 years or so."

Staff includes his two brothers. Klyde was a finance major and works on the accounting side. Lloyd, who went to school for refrigeration, runs field operations.

### Pipes and Projects

Today the company does "a lot of Board of Water Supply projects. We do a lot of City & County wastewater



Layne Machida (holding Presley) and wife Evelyn (holding Nitro) at their company offices where she also is the firm's vice president. They say the pets spend their days with them at the job site.

projects. And we do a lot of air conditioning projects,” Machida says.

That helps explain the company’s blue logo, “four dolphins swimming in a circular motion, which represents our rotating elements, the pumps and fans that move the fluids we deal with. Everything we deal with is going to

base-line to movement of some kind of fluid to keep the environment clean. So if you look at wastewater, that’s moving sewer water to keep the environment clean. Look at

Board of Water, clean water for people to drink. The air conditioning side is also keeping the environment clean by giving good, clean air to the occupants.”

Past projects include putting in a system to control odors emanating from the legendarily stinky Kailua/Aikahi wastewater treatment plant, making his team heroes in those parts. “That’s one of the jobs all the boys are real proud of. It had been waiting maybe 20 years,” Machida says.

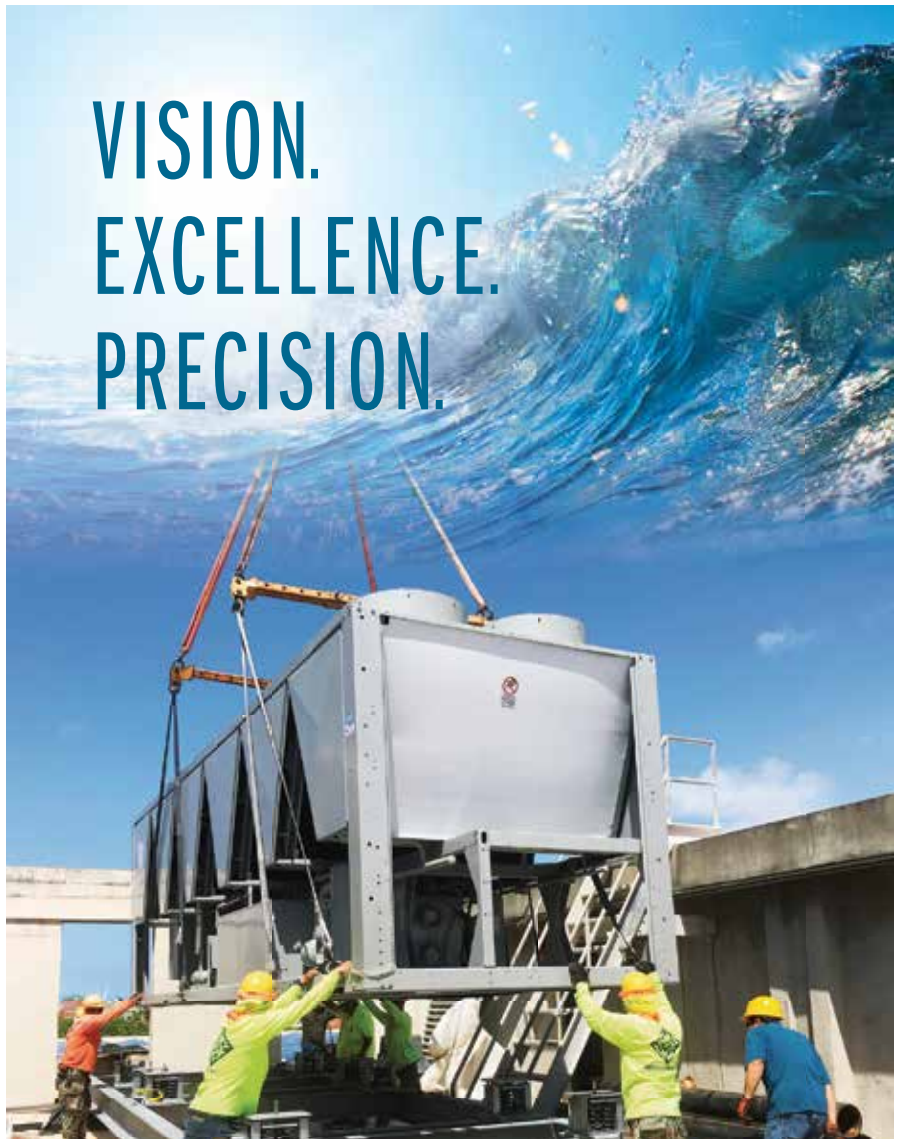
“We’re also real proud to be the first to bring ‘slip lining’ into the state. We went up to Yakima (Wash.) years ago, took a video camera and learned how to do the work, brought the work back to Hawaii, did several jobs in Hawaii Kai, did several jobs for the Navy. Basically, you have an existing pipe, and you snake a new pipe into that pipe.

“We’re the first to bring ‘pipe bursting’ into Hawaii. Underground sewer lines, if you have a pipe this big, we can bring in a machine that goes into the pipe, cracks open the pipe and pulls in a new pipe. You get a new pipe with a bigger diameter. We used that technology in Hilo from the Iron Works all the way to the Singing Bridge, pipe bursting the whole thing going manhole to manhole, 200 feet, digging from both ends.

“One job we did actually made national news. At the main sewer pump station at Pearl Harbor, the pipeline ruptured and it was about ready to go into the harbor when the Navy contacted us. We sealed it up for them before it went into Pearl Harbor. That was a nice challenging job for us—we were under fire, had to get it done in literally a couple of days. In

... continued on page 53

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# CMC Crew Chills Kalanimoku Building

BY DAVID PUTNAM

PHOTOS BY ANJI LEE

Civil-Mechanical Contractor (CMC) is nearing completion on upgrades to the the cooling towers at the Kalanimoku Building in downtown Honolulu.

The focus of the project is to upgrade outdated and deteriorated air-conditioning equipment at the headquarters of the Department of Accounting and General Services (DAGS).

The Aiea-based general contractor expects to complete work on the state government office

building on Punchbowl Street in the first quarter of 2019.

Layne Machida of CMC, which has been doing business in Hawaii for more than 35 years, says the scope of the work involves:

- removal of the existing air-handling equipment, and installing 56 new air handlers and fan coil units,
- removing

five cooling towers and three chillers and replacing them with three new packaged chillers; doing structural steel and piping work to support the new package chillers,

- installing two new exhaust fans, and
- removing and replacing approximately 2,000 square feet of existing roofing.

Machida, who becomes 2019 president of the General Contractors Association of Hawaii this month, says the work is being done while the state offices remain open for business.



“One of the challenges to overcome on this project was scheduling of the work that needed to be done within, below or above the various state offices in this building,” he says. “These offices were occupied daily by the Department of Accounting and General Services, its director and the state’s construction management and procurement staff.

“Another challenge,” he adds, involved “keeping the computer room cool, because the computers in this room processed the payroll for the state’s workers and this was a 24-hour, 7-days-a-week operation.” 🏠



# FOR WOMEN, BY WOMEN



Carpenter Eleni Vournas wears apparel by Dovetail.  
PHOTO COURTESY DOVETAIL WORKWEAR

## New companies offer jobsite apparel, gear for women in construction

BY BRANDON BOSWORTH

As more women enter the construction industry, companies are springing up on the Mainland to provide them with the gear to get the job done.

One new player is Texas-based SeeHerWork. Launched last year, the company specializes in workwear and safety equipment designed specifically for women working in construction, including gloves, vests, bags and work shirts.

SeeHerWork is the brainchild of Jane Henry. She had some limited experience with workwear. "I'd been working in the oil and gas industries for 15 years, so I had occasionally put on personal protection equipment (PPE)," she says.

Then came Hurricane Harvey, changing everything.



Jane Henry

"My house in Houston was filled with three feet of mud," she recalls. While waiting for an insurance check, she and a group of volunteers worked to restore her home. Henry soon discovered that it was "difficult to maintain a grip" with the extra one inch of material at the tips of her small unisex gloves "while using an angle grinder, swinging a sledgehammer and hauling debris. At one point I threw some wood into the dumpster and my glove went with it."

At this point, Henry says "my inner warrior came out." Feeling frustrated, she cut the gloves and sewed them to fit properly. "Later I was at a hardware store and a woman asked where I got them."

This was the start of SeeHerWork.

Not everyone thought there was a market for women's workwear. "People told me it wasn't a real issue," Henry says. "But I had data that showed four-fifths of women working the trades complaining about products that don't

fit. It puts them at risk."

Karen McGoldrick, project manager at Hensel Phelps, says women in construction have long had a hard time finding proper gear.



Karen McGoldrick

"We've even had seminars on clothes and what women need on a jobsite," she says. She finds tops to be a particular problem area. "It's hard to find a shirt that fits comfortably and isn't baggy, boxy and ugly. We don't want to look like men. We want something that looks feminine but is durable enough for use working a construction project."

Some manufacturers did offer items for women, but Henry says more often than not "they just shrunk men's stuff down and colored it pink. I was tired of the 'pink it and shrink it' approach."

All of SeeHerWork's products are



SeeHerWork makes impact gloves specifically designed for a woman's hands.

PHOTO COURTESY SEEHERWORK

designed specifically with women in mind, but that doesn't mean only women use them. "I can't tell how many men come to our booths and tell us how tell many of them love our stuff," she says. "There are plenty of men working in construction who have small hands. That's why we took the SeeHerWork logo off our gloves. We're already thinking of a men's brand."

Safety gloves are a big part of SeeHerWork's lineup and have a unisex appeal. Other products are a bit more gender-specific.

"Women especially love our DebrisProtect Bra," Henry says. The DebrisProtect Bra shields wearers from flying scraps and embers that can fall into sensitive areas while working. The sweat-wicking fabric with four-way

stretch helps keep users dry and is engineered to retain shape and not shrink.

SeeHerWork isn't the only company stepping up with products designed by women for women. Based out of San Luis Obispo, Calif., Rosies Workwear has been in business for more than 16 years.

"Rosies Workwear was launched in 2002, after the founder (my mother)



Kathleen Crawford

Sharon Moore took a welding class," says Kathleen Crawford, marketing manager. "She was required to wear coveralls for the class. She searched everywhere and could not find



The DebrisProtect Bra is one of SeeHerWork's most popular items.

PHOTO COURTESY SEEHERWORK

any for women, so she ended up ordering a men's small. She was disappointed that it didn't fit her proportions right, even for a very average-size woman. She realized that the excess fabric was a flame hazard."

Moore concluded there must be other women working in various labor industries facing similar problems.

"With a background in entrepreneurship and manufacturing, she set to work on designing a new type of coverall for women,"



Rosies Workwear founder Sharon Moore at a Habitat for Humanity build

PHOTO COURTESY ROSIES WORKWEAR

Crawford says. “She included all the features that she knew women like, but are not often available in women’s work wear, such as soft (but durable) fabrics, deep pockets to hold tools and kneepads that could be attached to the product.”

Sizing remains the main issue, Crawford says, especially for petite or curvy women.



Hawaii renovator Angel Kay Uherek wears Rosies Workwear on the job.  
PHOTO COURTESY ROSIES WORKWEAR

“Many petite women will just drown in a standard coverall,” she says. “And curvier women will tend to have to suffer with ordering a larger size, which makes the pants, body and arms too long. While you can trim the pant legs, the crotch can be 4-6 inches too low, which is a tripping hazard and just plain uncomfortable.

“It is hard enough to do the kind of work they are doing, but to do it in an ill-fitting garment that is making you even less mobile is adding an extra workplace challenge. This is something employers should really consider.”

Another concern for women is durability and movement. “In construction, there is a lot of squatting and reaching and the garment needs to have space to allow for that,” Crawford says.

“There is also a lot of rub on the fabric, and conditions where it can get snagged and ripped. So having a tough-enough fabric, with seams that are reinforced for all the squatting and movement, is a must. We choose to use a high-grade cotton twill with a very tight weave, because we like the breathability of a natural fabric and you can

still get a nice hand feel (vs. the stiff cardboard-like options).”

Crawford says Rosies’ most popular products include eggplant overalls which can convert into shorts, light-weight denim overalls with extra tool pockets and traditional navy coveralls. “We have been introducing some more vintage looks recently that have been very popular including our ‘greige’ (a beige grey) coveralls with turn-out polka-dot cuffs, a nod to Rosie the Riveter.”

Oregon’s Dovetail Workwear also had humble origins. “Dovetail grew out of the experiences of two fed-up landscape gardeners from Portland



Kate Day

(Kyle Marie Begley and me), who were tired of wearing ill-fitting, unflattering work pants that were never designed with women’s bodies in mind,” says co-founder Kate Day.

“Enter our client, Sara DeLuca, who happened to be an apparel industry expert.

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“We three decided to take things into our own hands, designing and producing Dovetail’s first offering—the Maven Slim—to fill the fit, function and durability gap in women’s workwear.”

According to Day, most workwear is still based on men’s sizes. “For example, if your pants aren’t fitted properly at the waist for a woman’s body, you’re going to get issues like ‘plumber’s crack’ when you bend over at the waist,” she says. “And if you are carrying bunch of tools they will pull down at the waist and encumber how you move.”

Day also says durability remains a major problem. “Women’s workwear isn’t a well-developed category,” she says. “It just isn’t taken seriously, because there’s this built-in stereotype that women don’t work as hard as men or in truly manual fields, so the fabrics often aren’t as strong in the women’s lines. Typically, women’s workwear comes in thin, cheap fabric and isn’t not sewn well. We have women telling us their pants wear out too quickly—sometimes within 6-8 weeks.”

Dovetail responded with the Britt Utility pant, which Day says is “great

because so it’s all-purpose and it’s our most technical pant.” She adds that “the Maven pant in black stretch denim is also very popular and versatile. This is



The Britt Utility pant is one of Dovetail Workwear’s most popular products. PHOTO COURTESY DOVETAIL WORKWEAR

the pant that takes you from your job and into the rest of your busy life. It’s also our lightest-weight pant, and works well for warmer climates, like Hawaii.”

All of these companies have new products in the pipeline.

“SeeHerWork would like to dig deeper into job-specific gear,” Henry says. “We’re also talking to women in law enforcement and the military about what they need, such as well-fitted kevlar vests.” Coveralls and protective footwear are coming soon.

Dovetail is releasing all-purpose and high-impact gloves this year, as well as kneepads. “We are also working on a lightweight and water-resistant apparel line appropriate for warmer climates,” Day says. “Fire-resistant and high-visibility Dovetail apparel is also in the works.”

“Rosies Workwear always has new products on the drawing board,” Crawford says. “We are hoping to release an insulated coverall next. Many of our new product ideas come directly from our customers, and we love hearing the feedback and what they need.” 🏠

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Park Lane Ala Moana, a 2019 AIA Honolulu Award of Merit winner  
PHOTO COURTESY NIC LEHOU



Maui Brewing Company Restaurant, a 2019 AIA Honolulu Award of Merit winner  
PHOTO COURTESY MYKLE COYNE PHOTOGRAPHY

## Park Lane, Maui Brewing Win AIA Design Awards

Park Lane Ala Moana, a Honolulu luxury condominium, and Maui Brewing Company Restaurant in Kihei each received an Award of Merit at the American Institute of Architects Honolulu Chapter's 60th annual Design Awards in November.

Park Lane was built by Albert C. Kobayashi Inc., and Maui Brewing was built by Reesdesign Builders Inc. The designers were Solomon Cordwell Buenz with Benjamin Woo Architects (Park Lane), and WCIT Architecture (Maui Brewing).

AIA Honolulu's annual awards recognize the state's top structures in Hawaii's residential, commercial/industrial, and institutional sectors, as well as interior architecture and unbuilt projects that are designed by AIA Honolulu member architects.

Other winners:

Honorable Mention: Anaha, Solomon Cordwell Buenz with Benjamin Woo Architects; Hale Nukumoi, Walker Warner Architects; Historical Preservation of Building 112 (Fort Shafter), Fung Associates; Ka 'Imi 'Ike, Leeward Community College, UrbanWorks; Kalihiwai

Pavilion, Walker Warner Architects; King's Hawaiian Corporate Offices (Gardena, Calif.), Philpotts Interiors with SAA; Kohanaiki Golf Clubhouse, Zak Architecture; Nomadic-Pneumatic (unbuilt), University of Hawaii at Manoa and Workshop-HI.

The Mayor's Choice Award went to the Visitor Education Hale, Manoa Heritage Center; Geoffrey Lewis Architect.

The People's Choice Award (determined by popular vote) went to King's Hawaiian Corporate Offices, also an Honorable Mention.

The Sustainable Design Award, in its AIA Honolulu debut, went to the New Operations Center, American Samoa Power Authority on Tafuna, Island of Tutuila in American Samoa; Lively Architects.

The *Hawaii Home + Remodeling* Editor's Choice Award went to Hale Manini'owali; Sunnland Architects.

Awards of Merit, as well as Honorable Mention awards, were determined by a panel of jurors from AIA Seattle. Submitted projects were located throughout Hawaii and internationally.

## CPB's Moore Named BIA Member of the Year

Brian Moore of Central Pacific Bank was recognized as Member of the Year by the Building Industry Association of Hawaii at its annual Installation and Awards Banquet on Dec. 7 at Koolau Ballrooms.

Other award winners include:

- Builder Member of the Year: Marshall Hickox, Homeworks Construction
- Developer Member of the Year: The Howard Hughes Corporation
- Specialty Contractor of the Year: Eric Carson, Reflections Glass
- Supplier Member of the Year: Beau Nobmann, HPM Building Supply
- Associate Member of the Year: Tiare Noelani-Pinto, Archipelago Hawaii
- Affiliate Member of the Year:

Stephanie Silverstein, *Hawaii Home + Remodeling* magazine

The BIA-Hawaii also installed its 2019 officers and directors at the meeting. They are:

President Marshall Hickox, Homeworks Construction; President-elect Dwight Mitsunaga, DM Pacific; Vice President Beau Nobmann, HPM Building Supply; Secretary Daryl Takamiya, Castle & Cooke Homes; Treasurer Brian Moore, Central Pacific Bank and Immediate Past-President Dean Uchida, SSFM International Inc. The Special Appointees include Builder Greg Thielen, Complete Construction Services Corp.; Builder Mark Kennedy, Haseko Hawaii Inc.; and Associate Sarah Love, Bays Lung Rose & Holma.

Directors are

Alan Twu, HK Construction; Brenton Liu, Design Trends Construction; Jordie Mukai, Ridgeway Construction; Calvin Mann, The Howard Hughes Corporation; Hinano Nahinu, Pacific Source; Craig Washofsky, Servco Home Appliance & Distribution; Jordan Okimura, Brookfield Homes; Evan Fujimoto, Graham Builders; Paul Silen, Hawaiian Dredging Construction Co. Inc.; Kamuela Potter, Inspired Closets; Darcy Endo-Omoto, Hawaiian Electric Companies; and Mark Hertel, Inter-Island Solar Supply.



Brian Moore



Attending the groundbreaking of the new Harry and Jeanette Weinberg Campus in December are, from left, Dan Jordan, Honolulu Builders LLC; Kymberly Marcos Pine, Honolulu City Council District 1; Ken Williams, Ko Olina Resort; Ron Menor, Honolulu City Council District 9; Susan Ballard, Honolulu Chief of Police; Honolulu Mayor Kirk Caldwell; Stanford Lee, Next Design, LLC; H. Mitchell D'Olier, Harold K.L. Castle Foundation; Scott W.H. Seu, Hale Kipa; Punky Pletan-Cross, Hale Kipa; Chris Benjamin, Alexander & Baldwin; Rachel Garbow Monroe, The Harry and Jeanette Weinberg Foundation; Robert T. Kelly Jr., The Harry and Jeanette Weinberg Foundation; Robert T. Fujioka, The Clarence T.C. Ching Foundation; Mike McCartney, Office of the Governor; Janis Reischmann, Hau'oli Mau Loa Foundation; Dan Curran, Avalon Group.

PHOTO COURTESY HALE KIPA

## Honolulu Builders Leads Hale Kipa

General contractor Honolulu Builders LLC began work in December on Hale Kipa's new Harry and Jeanette Weinberg Campus in West Oahu.

The youth services organization's facility, with an estimated cost of \$11.6 million, will occupy 4.26 acres on Old Fort Weaver Road, and will include residential shelters, a service center and a multi-purpose education administration building.

"A new home for Hale Kipa in West Oahu—the geographic home to

nearly one-half of the youth it serves—is integral to the agency's strategic priorities and vision for improving the lives of at-risk youth in Hawaii," says Chris Benjamin, chair of Hale Kipa's capital campaign committee and president and CEO of Alexander & Baldwin Inc.

"It will make Hale Kipa more efficient and effective by integrating services and reducing costs, thereby positioning it to expand its services to this important but often overlooked population. We have received

tremendous support from public and private donors, who have made this new campus a reality."

Individuals, businesses, organizations and the state of Hawaii raised funding for the Hawaii nonprofit's new facility, which is projected to generate operating cost savings of at least \$100,000 per year.

Hale Kipa has served more than 45,000 youth throughout Hawaii since its start in 1970.

## AHL Wins ICSC Gold

AHL (formerly Architects Hawaii Ltd.) has received the International Council of Shopping Centers (ICSC) 2018 U.S. Design & Development Gold Award for the design of Velocity Honolulu, a luxury auto showroom on Kapiolani Boulevard. The 88,713-square-foot facility is LEED-certified and also received an ICSC commendation for sustainability.

The U.S. award makes AHL a contender in May's ICSC Global Design & Development Awards competition that recognizes the real estate industry's leading examples of retail design worldwide.

Velocity's third-level glass floor allows views of autos from the street below.

PHOTO COURTESY AHL/ARCHITECTS HAWAII LTD.



# Feds Award \$491M for New Border Walls

Texas-based SLSCO Ltd. and Barnard Construction Co. of Montana landed a \$391 million contract from the U.S. Customs and Border Protection and the Army Corps of Engineers to build a new border wall.

SLSCO's \$167 million contract is for approximately eight miles of levee wall in Texas. Barnard Construction's \$324 million job is for 32 miles of a primary pedestrian replacement wall in Arizona.

SLSCO's work is expected to begin in February and includes the construction of "tactical infrastructure"—a reinforced concrete levee wall; 18-foot-tall steel bollards on top of the new concrete wall and removal of vegetation within a 150-foot enforcement zone. The project includes detection technology, lighting, video surveillance and an all-weather patrol road running alongside the levee wall.

Barnard's contract includes a primary pedestrian replacement wall in the CBP's Yuma and Tucson sectors, with construction to begin in April. The project includes an upgrade to tactical infrastructure.

These projects push the total of November border wall awards to \$636 million, which includes an earlier \$145 million job for SLSCO.

## Chinese Firm to Build \$1.2B Chemical Plant in Louisiana

China-based Wanhua Chemical Group will build a \$1.25 billion MDI



(methylene diphenyl diisocyanate) chemical manufacturing plant on a 250-acre site in Convent, La.

Construction is expected to begin in 2019 and wrap in 2021. The new facility, which will have rail and Mississippi River access, is expected to create 1,000 construction jobs.

MDI is used in polyurethane products such as spray foam insulation.

## JV Lands \$800M Minneapolis Light Rail Contract

The joint venture of Tutor Perini subsidiary Lunda Construction and C.S. McCrossan was selected by the Metropolitan Council to build the \$799.5 million Minneapolis-area portion of the 14.5-mile, \$2 billion

Southwest LRT.

Lunda/McCrossan's contract includes 29 new bridges and modifications to seven existing bridges, six pedestrian tunnels, two "cut-and-cover" tunnels and more than 100 retaining walls.

According to the council, the project will generate 7,500 construction jobs with \$350 million in payroll.

## FTA Grants \$1.2B for Seattle Rail Project

The Federal Transit Administration agreed to a grant of \$1.2 billion for construction of the \$3.2 billion Lynnwood Link Extension light-rail project in Seattle, according to Sen. Maria Cantwell (D-Wash.).

The FTA has submitted the full funding grant agreement, which represents approximately 40 percent of the project costs, to Congress for review. When finalized, the grant agreement will allow Sound Transit, the local transportation authority, to tap the \$200 million of Capital Investment Grants funding already approved by federal lawmakers.

Construction on the 8.5-mile line is expected to begin early next year. The line is expected to relieve commuter congestion between downtown and the city of Lynnwood 16 miles north and will service an estimated 68,500 daily riders. 🏠



# Dascanio to Lead Contrack Watts' Honolulu Office

Frank Dascanio has been chosen as general manager of Contrack Watts' office in Honolulu, which performs construction work under its subsidiary, Watts Constructors.

Dascanio, who has more than 25 years in the construction industry, previously was with The Weitz Company, a sister company of Contrack Watts. Last year he was a project executive with Weitz and managed the development of Park West, a 3,406-bed, 2.2 million-square-foot student housing development on the Texas A&M University campus that was completed in July 2017.

"I am excited to have this opportunity with Contrack Watts," Dascanio says. "I'm looking forward to getting myself better integrated with employees, clients, trade partners and the community to strengthen relationships and the value delivered from our office in Honolulu."

Dascanio has oversight of the planning and management of all activities

related to project work, including operations, safety, financials, employee development and relationships with clients and trade partners.

Contrack Watts has six projects under construction in Honolulu, including the Consolidated Rental Car Facility at Daniel K. Inouye International Airport.

## Gentry Names Maja VP of Engineering

Brian Maja has been named vice president of engineering at Gentry



Brian Maja

Homes Ltd. In his new position at Gentry, Maja is responsible for all site development activities including civil engineering and site construction.

"Brian was a likely choice to lead our engineering department due to his experience,



Frank Dascanio

skills and familiarity with the Gentry organization," says Quentin Machida, CEO and president of Gentry Homes. "With him on our management team, we will be able to move Gentry to the next level of growth and development."

A licensed engineer, Maja has been with the company since 2004 and has an extensive background in civil engineering. Prior to Gentry, he worked at Stanley Yim & Associates, KN Consulting Services and SSFM International. 🏠

... Layne Machida, continued from page 43

a sewer system, there are no valves to turn it off, it just keeps flowing and flowing. It got real close to coming over, but we built berms and dikes. Luckily we got the help of a lot of people."

Currently, he says, "drive down Beretania and Punchbowl, we've upgraded AC systems on five government buildings in the last three years. The boys are proud they put AC in all those buildings.

"And we're doing four jobs in the Halawa tunnel. It's one of the main water sources for the island, from Waipahu to Hawaii Kai. This well has won numerous awards for the quality of its water. One of the projects is replacing equipment that was put in about 1942. Things have changed since then. We recently flew in some special valves that were built for this job.

That's what we're putting in now."

## Strict Planner

For those attending the GCA's officer installation on Jan. 19, make sure to be on time. Machida is a stickler for schedules.

"I like to work schedules. One of my mentors told me, you don't make money out in the field, you make it in the schedule and your cost reports," he says.

"At Hawaiian Dredging, we were bidding on a job, and a manager told me I want you to do this job, but the catch is, the deal is not based just on price. It's also based on who can do the job faster. Because every day you finish the job (ahead of schedule) the owner can save \$10,000. This was like 40 years ago. He said we think we can finish in nine months.

"So I spent the weekend going

through things and said I think I can do it in 12 weeks, but you need to give me all the support I need. We got the job, I got everything I needed, had a crew that went from zero to four engineers, two cost people and five superintendents. I finished the job in nine weeks. That was the Waianae coal plant. It all goes back to scheduling."

Reflecting on the past 37 years running his own company, Machida sees leading GCA as a way to give back.

"We appreciate GCA always being there for us," he says. "I remember the days, just the wife and I, we used to go down and do the bid box, she used to come down on a daily basis. It's a good source to get work from."

Work, it ultimately turns out, like serving as 2019 president. 🏠

# You Can See Clearly Now ... or Later

Tesla Glass high-tech film offers both views and privacy

BY BRANDON BOSWORTH

Founded in 2016, Tesla Glass is a locally owned company specializing in “privacy on demand” smart film that, when applied to any fixed pane window surface, responds to simple voice commands.

“Turn view on” makes the glass clear and transparent. “Turn view off” makes it opaque, allowing for greater privacy and shade.

T&T Tinting is the exclusive installer for Tesla Glass in Hawaii (not affiliated with Tesla Inc.). “It’s a very technical install,” says Tommy Silva, T&T Tinting president. “Very exact measurements have to be made. There is lots of detail work involved.”



Tommy Silva

The Tesla Glass film is customizable to any size window up to 60-inches wide. Once installed, it blocks more than 98 percent of ultraviolet rays.

Silva says the film has become popular for conference rooms, medical facilities and bathrooms.

“We’ve had some great responses from attorneys who want total privacy for their clients during meetings, but also want the aesthetics of a view and clear glass at other times,” he says.

Luxury residential high-rises are also ideal for Tesla Glass film.

“Buildings such as Symphony Honolulu have large windows in the bathroom,” Silva says. “That’s fine during the day, but you can see right in at night. With the film you can have a view in the daytime and privacy at nighttime. Plus, you probably wouldn’t want to use drapes or blinds in the bathroom.”

According to Silva, installation of Tesla Glass film on a floor-to-ceiling



A window treated with Tesla Glass tint in “view on” mode.

PHOTOS COURTESY T&T TINTING



A window treated with Tesla Glass tint in “view off” mode.

window such as those found in the bathrooms of Symphony Honolulu takes about a day and runs around \$5,000.

“The only questionable part has

to do with electricity,” he says. “The film uses electricity to work, so there either has to be a power source or an electrician needs to be brought in to create one.” 🏠

# Dump Cart

The Grabber Dump Cart by Grabber Construction Products has a load capacity of 1,000 pounds. Made from durable high-density plastic, the cart features a patented reinforced handle integrated into the cart mold, making it less susceptible to cracking or breaking. A reinforced rear axle helps keep the bin floor free from cracks and sagging brought on by heavy loads. The cart's front casters with stainless steel bearings and grease fittings offer 360 degrees of spin.

[www.grabberpro.com](http://www.grabberpro.com)



## Wheel Loader

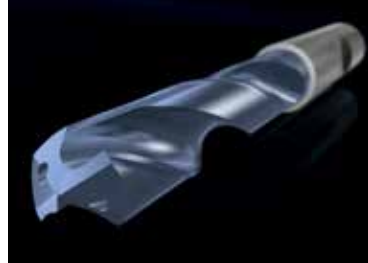
Doosan Infracore North America LLC has extended its wheel loader lineup with the new DL280-5 wheel loader. The 172-horsepower DL280-5 is manufactured with a standard Z-bar lift-arm linkage and is designed for scooping, loading, carrying and general construction tasks. Operators requiring additional dumping capabilities into trucks and hoppers can use the high-lift Z-bar configuration which provides an additional 18 inches of dump height. For additional machine performance in scrap and recycling applications, the DL280-5 can be equipped with heavy-duty axles. The heavy-duty axles allow owners to use solid tires to improve uptime in applications where pneumatic tires are susceptible to puncture. DL280-5 wheel loaders come with a standard three-year subscription to Doosan telematics, allowing owners and fleet managers to remotely monitor the machines.

[www.doosanequipment.com](http://www.doosanequipment.com)

## Solid Carbide Drill

The DC150 Perform 5 × Dc drill by Walter Tools is a solid carbide drill that can be used universally with all materials and with a broad range of work-pieces. It features a 140-degree point angle for high positioning accuracy and is suitable for use in applications where small and medium batch sizes need to be machined with high process reliability. The DC150 can be used with or without internal coolant.

[www.walter-tools.com/us](http://www.walter-tools.com/us)



## Scaffold Bench

The ScaffoldBench by Metaltech is a no-tool assembly, four-in-one unit that can serve as a Baker scaffold, garage storage unit, utility cart or mobile workbench with miter saw stand. As a Baker scaffold, the ScaffoldBench has a 1,100-pound capacity and reaches up to 12 feet high. It is stackable up to three units, for a maximum reach of 24 feet. By repositioning the deck to the lower position, the ScaffoldBench can be used as a utility cart capable of carrying heavy

loads. The ScaffoldBench platform is reversible. One side is a deck/table, the other side is a saw bench with rails that will hold a miter saw or table saw. The saw-bench side is equipped with rails and comes with four universal brackets that fit all miter saws. The upper side frames can be removed to gain full access to the workbench, and the T-shaped material supports also serve as blocks to make identical cuts.

[www.metaltech.co](http://www.metaltech.co)

# BIA-Hawaii Installation and Awards Banquet

The Building Industry Association of Hawaii celebrated Marshall Hickox's installation as 2019 president and bid mahalo to 2018 President Dean Uchida on Dec. 7 at Koolau Ballroom. Also, awards were presented to Associate, Builder, Developer, Supplier, Specialty Contractor and Affiliate of the Year (see story, page 50).



Marshall Hickox, Rick Hamada



Heidi and Beau Nobmann, Alan Twu



Gavin Toma, Naomi Azama, Jim French, Gladys Marrone, Chuck Tonda



Nilo Marrone, Evan Fujimoto, Charlene Gray, David Kanyuck



Randy Trager, Alicia George, Daryl Takamiya, Brian Moore



Nic Maselli, Anna Wynn, Dean and Joy Uchida





Patrick Nguyen, Alan Twu, Jordie Mukai, Patty and Dwight Mitsunaga



Joe and Alorne Schraner, Lee Cranmer, Laverne and Clifton Crawford



Ben Juliano, Barbara Ishikawa, Mary Ah-Wong



James Hickox, Heather Hickox, Ethan Hickox, Marshall Hickox, Martha and Fred Wells



Nilo and Gladys Marrone, Karen and Ken Berry



Tim and Roseann Freitas, Tiare and Rich Pinto, Cris Johnson



# How to Increase Profit by 5% in 2019

Over the years, various studies consistently indicate there has not been an increase in construction productivity since the end of World War II. These studies reveal that on the jobsite only half of the day is productive. A recent study by a major subcontractor association found that employees are working productively only 30 percent of the time. While it may be hard to believe these statistics, they are sadly true.

Productivity is defined as units of output or work performed per hour of effort. In a study where 50 percent of the day is productive, here is a breakdown of where the unproductive 50 percent part of the day can occur:

- Waiting on resources: 14%
- Late starts, early quits: 6%
- Multiple material handling: 6%
- Waiting on instructions: 6%
- Late or inaccurate information: 5%
- Punch list work: 3%
- Accidents: 3%
- Wastage or theft: 3%
- Substance abuse: 2%
- Redo work: 2%

On most projects, labor and equipment make up over 50 percent on the typical construction job. If 50 percent of the work day is unproductive, a mere 10 percent improvement in labor and equipment productivity will have the effect of doubling the profit. Every dollar of improved productivity will drop to the bottom line instead of undertaking another project and all of its related costs and effort, to achieve an equal amount of profit.

Productivity improvement can be achieved by improved project scheduling, material handling, personnel management, pre-planning, pro-active management, implementing new technology, improved reporting systems and fostering pride of workmanship.

The key to increasing profit is to measure productivity on a daily basis; in other words, “work smarter, not harder.” While it will take some traction

to get it started, in most companies, one very effective method is to begin to measure productivity on a daily basis.

Begin with a budget that breaks down the cost of each work item in the project with the appropriate measurement unit (cubic yards, tons, board feet, etc.). On a daily basis, begin to track the actual units installed and compile the results. On a weekly basis, have the jobsite team review which day had the highest and lowest level of productivity. Discuss the reasons and strive to hit the highest level of production the following week.

For example, let’s assume a contractor is going to stack a high-rise with drywall, windows, doors, etc., and will track the efficiency of the number of lifts by tower crane.

Each morning and afternoon, the amount of crane lifts is recorded. After the first week the highest and lowest number of lifts is reviewed. The reason for the lowest number of lifts is discussed. It could have resulted from poor communication with the trucker resulting in their late arrival, or inadequate manpower for planning for offloading, etc.

The main point in this example is to plan better with a constant striving toward always achieving the highest number of lifts per day.

Contractors have always tended toward averages; however, the important focus should always be on the highest and lowest production for better improvement. This where the concept of “working smarter not harder” comes into play.

A second area is late starts, early finishes. If a 10-person crew starts to move at 7 a.m., returns from lunch at 12:40 p.m. and starts to pick up at 3 p.m., there is a loss of 30 minutes/day/person. At \$80/hour wage, this means there is a minimum of 30-minute loss per person, which equals \$400 per day, \$2,000 per week and \$8,000 per month. This adds up to \$96,000 a year.

It is easy to recognize that tracking and changing behavior can result in

significant savings.

The question is, how do you implement the change?

For the most part, construction company profit is made and lost at the foreman level. Therefore, there needs to be a way to incentivize the foreman (and other employees) in a meaningful way to attract their attention. The way to achieve this is to budget at the start of the year the planned revenue and profit percentage goal will be for the New Year. Then announce that any amount above the planned profit will be shared with all employees in a self-funded incentive plan at the end of the year based on wages and a point for every month worked in a weighted formula for distribution.

Studies have found that a mere \$1,500 in the self-funded incentive plan will highly motivate employees to reduce waste and inefficiencies.

There is often push back from employees when very accurate production tracking begins. The most effective way to counter it is to explain accurate tracking production and job costs make the company more competitive to obtain more contracts due to job cost confidence in bidding.

Start the New Year by encouraging employees to work smarter and therefore increase their own paychecks and the company’s bottom line. Begin by having weekly discussions about production tracking of the 50 percent waste that occurs on the jobsite.

By constant tracking and improvement, a company can easily increase profitability by 5 percent. This will result in a better overall company net income and leads to more highly engaged employees who think and act like owners due to production measurement. 🏠

*Garrett Sullivan is president of Sullivan & Associates Inc., a company that helps contractors clarify, simplify and achieve their goals and vision. Contact him at GSullivan@SullivanHi.com or 478-2564.*

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